





SUPERB THREE STOREY MODERN TOWNHOUSE ON MALLARD CHASE IN HATFIELD. Just a short walk to Hatfield centre with plenty of shops, cafes, public houses and other local amenities. This delightful home has deceptively spacious accommodation throughout and should be viewed to be fully appreciated. In brief the property comprises of entrance hallway, WC, living/kitchen/diner, stairs, first floor landing, living room, master bedroom with en-suite shower room, stairs to second floor landing, three bedrooms and a family bathroom. **LOVELY QUIET CUL DE SAC LOCATION ON THE OUTSKIRTS OF HATFIELD.**

ENTRANCE HALL

16' 1" x 3' 6" (4.91m x 1.08m) This lovely home is entered via the front facing double glazed frosted door to the entrance hallway, door to the WC, stairs to the first floor, storage cupboard beneath the stairs and a radiator.

WC

6' 1" x 3' 4" (1.86m x 1.02m) Benefitting from a low flush WC, wash hand basin, radiator and an extractor fan.

KITCHEN/DINER

9' 2" x 16' 2" (2.81m x 4.95m) Open plan kitchen/diner with fitted units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, plumbing for a dishwasher, space for a fridge/freezer, plumbing for a washing machine, partially tiled splash backs open access to the sitting area and rear facing double glazed window.



SITTING/LIVING AREA

7' 3" x 8' 7" (2.23m x 2.64m) Accessed from the kitchen/diner this provides the perfect entertaining space for the family dinners, with rear facing double glazed French doors to the garden, two rear facing double glazed windows and side facing double glazed window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 6" x 6' 5" (2.91m x 1.98m) Providing access to the stairs to the second floor, master bedroom and living room.

FIRST FLOOR LIVING ROOM

10' 8" x 16' 4" (3.27m x 4.98m) Positioned at the rear of the property this bright room has rear facing double glazed window, rear facing double glazed French doors to the Juliette balcony, television point, telephone point, radiator and a feature pebble effect electric fire.

MASTER BEDROOM

14' 1" x 9' 6" (4.31m x 2.90m) Wonderful spacious master bedroom with fitted wardrobes, door to the en-suite, front facing double glazed window and two radiators.

ENSUITE

6' 1" x 6' 5" (1.86m x 1.98m) Nicely presented en-suite comprising of a low flush WC, wash hand basin, shower cubicle, extractor fan, partially tiled walls, heated towel radiator and a front facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor landing.







SECOND FLOOR LANDING

Providing access to three bedrooms, bathroom, storage cupboard and a loft access point.

BEDROOM

9' 0" x 16' 4" (2.75m x 4.99m) Spacious bedroom with two front facing double glazed windows, radiator and a television point.

BEDROOM

11' 5" x 8' 0" (3.49m x 2.45m) Overlooking the rear garden via the rear facing double glazed window, radiator and a television point.



BEDROOM

7' 10" x 8' 0" (2.40m x 2.44m) Overlooking the rear garden via the rear facing double glazed window, radiator and a television point.

BATHROOM

6' 1" x 9' 1" (1.86m x 2.78m) With a low flush WC, wash hand basin, bath, partially tiled walls, radiator and an extractor fan.



FRONT GARDEN/PARKING

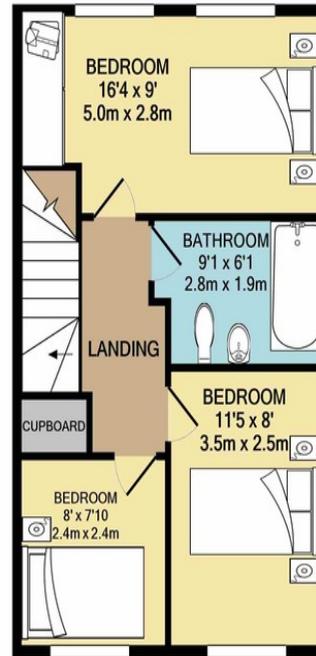
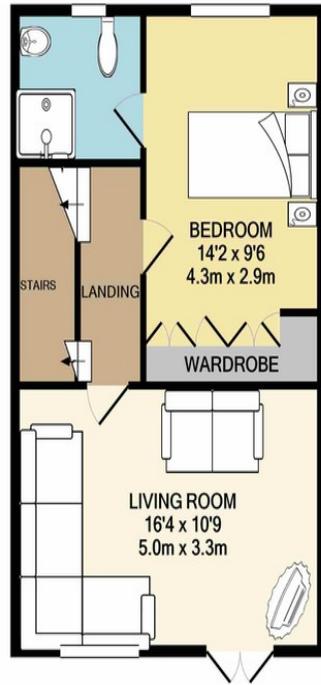
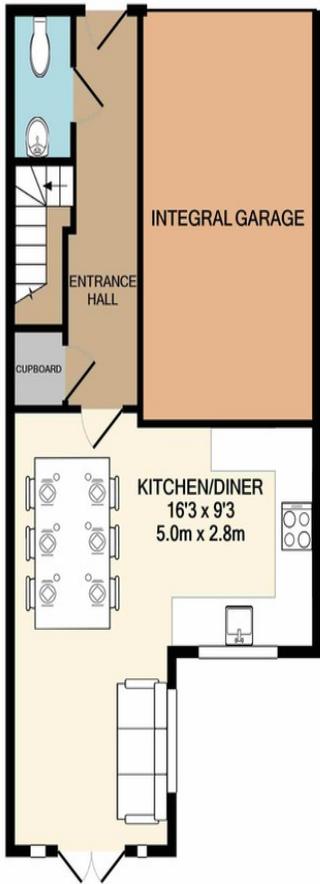
Off street parking for two cars in front of the property and a small gravelled area.

INTEGRAL GARAGE

Single integral garage.

REAR GARDEN

Fence enclosed lawned area and a paved patio.



TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	