





**VIEW THIS BEAUTIFUL FAMILY HOME WITH THREE BEDROOMS IN HATFIELD EARLY TO AVOID DISAPPOINTMENT.** Great opportunity to purchase a spacious semi-detached house in a popular DN7 location. The property offers spacious accommodation ideal for a first time buyer or family with pleasant decor throughout. In brief this house comprises of entrance hallway, open plan living/dining area, kitchen, stairs, first floor landing, three bedrooms, shower room, off street parking, attached single garage and rear garden with shed. **VIEWINGS ARE RECOMMENDED AND AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

5' 2" x 6' 10" (1.58m x 2.10m) Providing access to this lovely house in Hatfield via the front facing double glazed frosted door leading to the entrance hallway, front facing double glazed frosted window, radiator, tiled flooring, telephone point, internal window to the living room and stairs to the first floor.



#### **LIVING ROOM/DINING ROOM**

7' 8" x 23' 9" (2.35m min & 3.92m max x 7.25m) Wonderful open plan reception space perfect for entertaining with coal effect feature gas fire, decorative surround, two radiators, front/rear facing double glazed windows, television point and under stairs storage cupboard.

### **KITCHEN**

7' 10" x 9' 3" (2.40m x 2.82m) Nicely presented kitchen with a range of fitted units at both eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, space for a fridge, tiled flooring, rear facing double glazed window and a side facing double glazed frosted door to the garden.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

5' 11" x 7' 8" (1.81m x 2.36m) Providing access to all bedrooms/shower room, plus benefits from a loft access point and a storage cupboard.

### **BEDROOM**

13' 1" x 8' 9" (3.99m x 2.69m) Double bedroom with front facing double glazed window, radiator, alarm system and built in wardrobes/storage.

### **BEDROOM**

9' 3" x 8' 5" (2.84m x 2.57m) Further spacious bedroom overlooking the rear garden via the rear facing double glazed window and a radiator.







### **BEDROOM**

7' 1" x 7' 11" (2.18m x 2.43m) Positioned to the front of the property with front facing double glazed window, radiator, built in storage cupboard and coving to the ceiling.

### **SHOWER ROOM**

5' 4" x 6' 7" (1.64m x 2.03m) Beautifully presented shower room with low flush WC, wash hand basin within a vanity unit, corner shower cubicle, partially tiled walls, tiled flooring, heated towel radiator, spotlights to the ceiling and a rear facing double glazed frosted window.



### **FRONT PARKING AREA**

Decorative concrete space in front of the property, open access to the front, wall/fence to the sides and side access to the rear garden.

### **ATTACHED SINGLE GARAGE**

Attached single garage benefitting from rear access door, power points, lighting and an up and over front door to the driveway.

### **REAR GARDEN**

Fence enclosed rear garden with central lawn, paved patio, shrub beds and a shed for storage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	64   D	
39-54	E		
21-38	F		