



Sparrowhawk Place, Hatfield, AL10 9UR
Guide Price £575,000

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Situated in a quiet cul de sac close to schools is this deceptively spacious semi detached four bedroom extended family home.

This delightful property has been much improved by the owner and offers a ground floor wc, lounge with media wall and opening to a conservatory which has bi-folding doors opening onto the rear garden, kitchen/diner with integrated appliances, three first floor bedrooms and a family bathroom, the top floor provides a master bedroom suite with built in wardrobes and an en-suite.

Outside there are low maintenance gardens to both the front and rear, a private driveway to the front gives access to the garage. Please call 01707 270777 to arrange your viewing.





Entrance Hall

Double glazed entrance door to front, radiator, tiled floor, doors to

Wc

Dual flush wc, wash hand basin with mixer tap and tiled splash back, radiator, tiled floor.

Kitchen/diner

13'10 x 8'

Fitted with a range of wall and base units, complimentary work surfaces and up stands, inset sink/drainage with mixer tap, integrated fridge/freezer, washing machine and dishwasher, inset stainless steel gas hob with oven under and chimney style extractor hood over, cupboard housing gas fired boiler, recessed spotlights, tiled floor, double glazed bay window to front.

Lounge

15'7 x 15'

Wood effect flooring, feature upright radiator, recessed spotlights, under stairs storage cupboard, opening to:

Conservatory

14'6 x 11'9

Double glazed window to side and rear, bi-folding doors opening onto the rear garden, recessed spotlights, wood effect flooring,

First Floor Landing

Stairs to second floor, doors to:

Bedroom Two

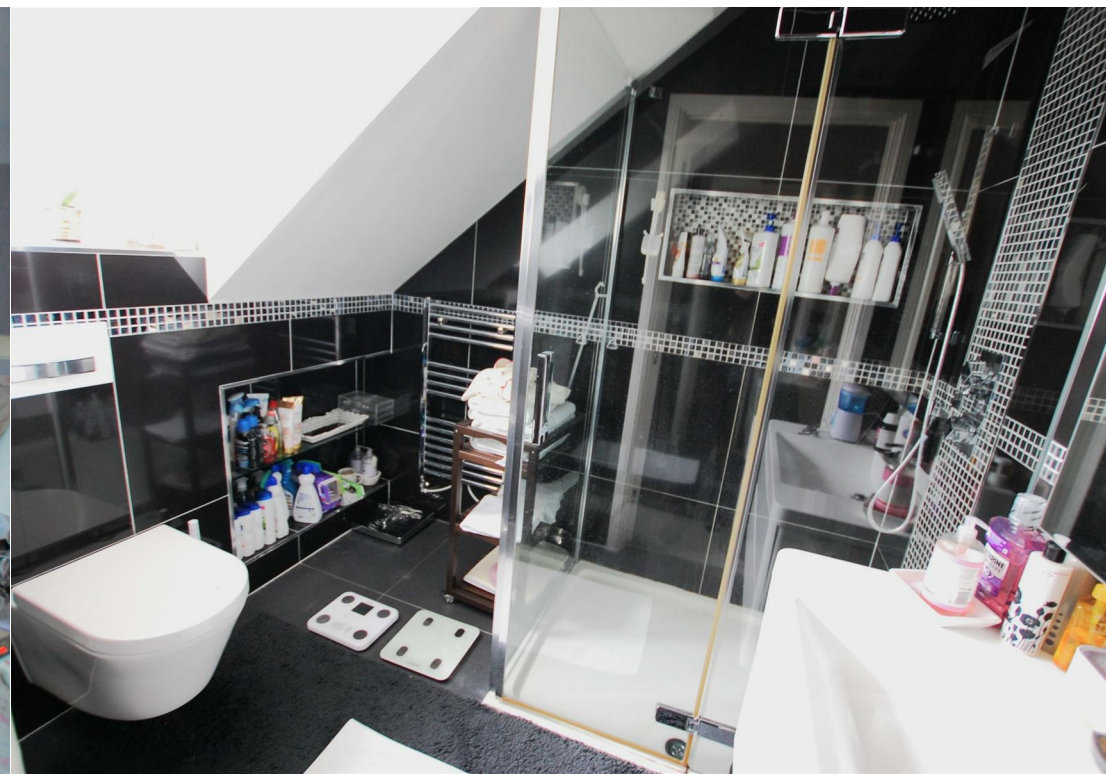
14'4 x 8'4

Double glazed window to rear, radiator.

Bedroom Three

12'2 x 8'3

Double glazed window to front, radiator.



Bedroom Four

9'2 x 8'4

Double glazed window to rear, built in wardrobe, radiator.

Family Bathroom

Comprising of bath with mixer tap and shower over, glazed screen, vanity wash hand basin with mixer tap, concealed cistern dual flush wc, heated towel rail, complimentary tiling to full height, recessed spotlights, double glazed window to front.

Second Floor Landing

Door to:

Master Bedroom

26'4 x 11'4 max

Double glazed "Velux" windows to rear, radiator with decorative cover, built in wardrobe, recessed spotlights, access to loft, door to:

En-Suite

Comprising of double shower cubicle with sliding door, vanity sink unit with mixer tap, concealed cistern dual flush wc, complimentary tiling to full height, heated towel rail, recessed spotlights, double glazed window to front.

Front Garden

Lawn, flower and shrub bed, path to front, lighting.

Driveway

Providing private parking for two vehicles and giving access to the garage.

Garage

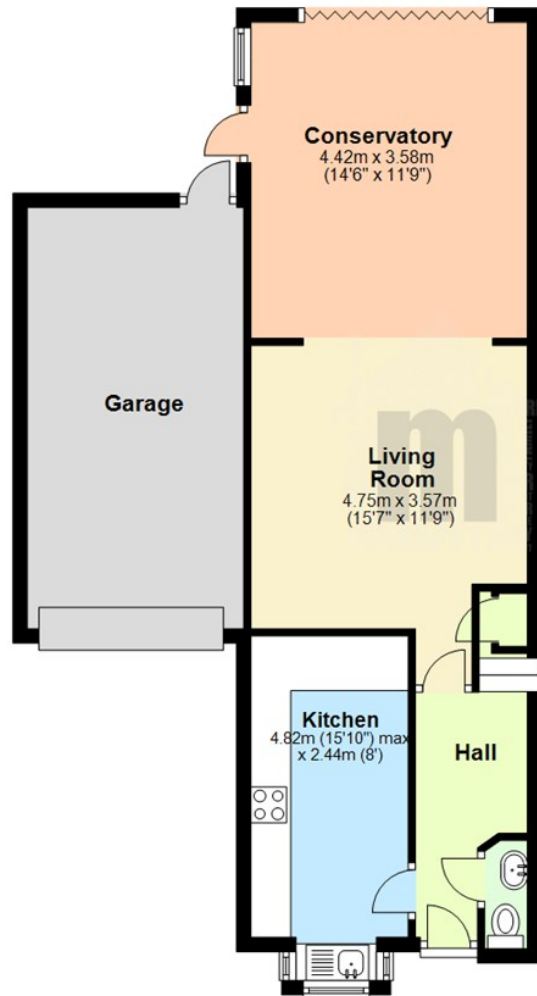
Up and over door to front, power and light.

Rear Garden

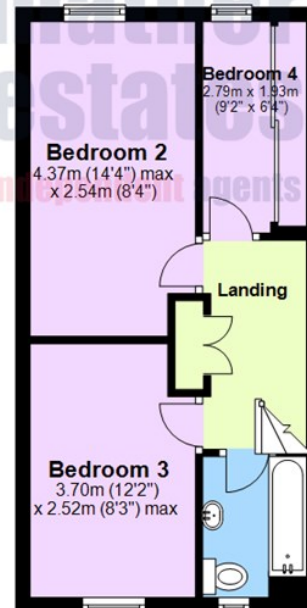
Mainly laid to lawn, patio area, lighting, personal door to garage.



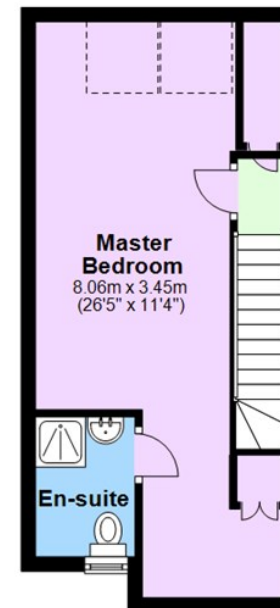
Ground Floor



First Floor



Second Floor



Total area: approx. 129.0 sq. metres (1388.2 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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