



2 Devon Mead AL10 9GD
Guide Price £575,000



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Guide Price £575,000 to £600,000

Extended five bedroom link detached family home which has been much improved by and is a real credit to the sellers!. situated in the ever popular Salisbury Village, within access of parkland, schools, shops Hatfield Business Park and the Galleria Shopping & Leisure Centre.

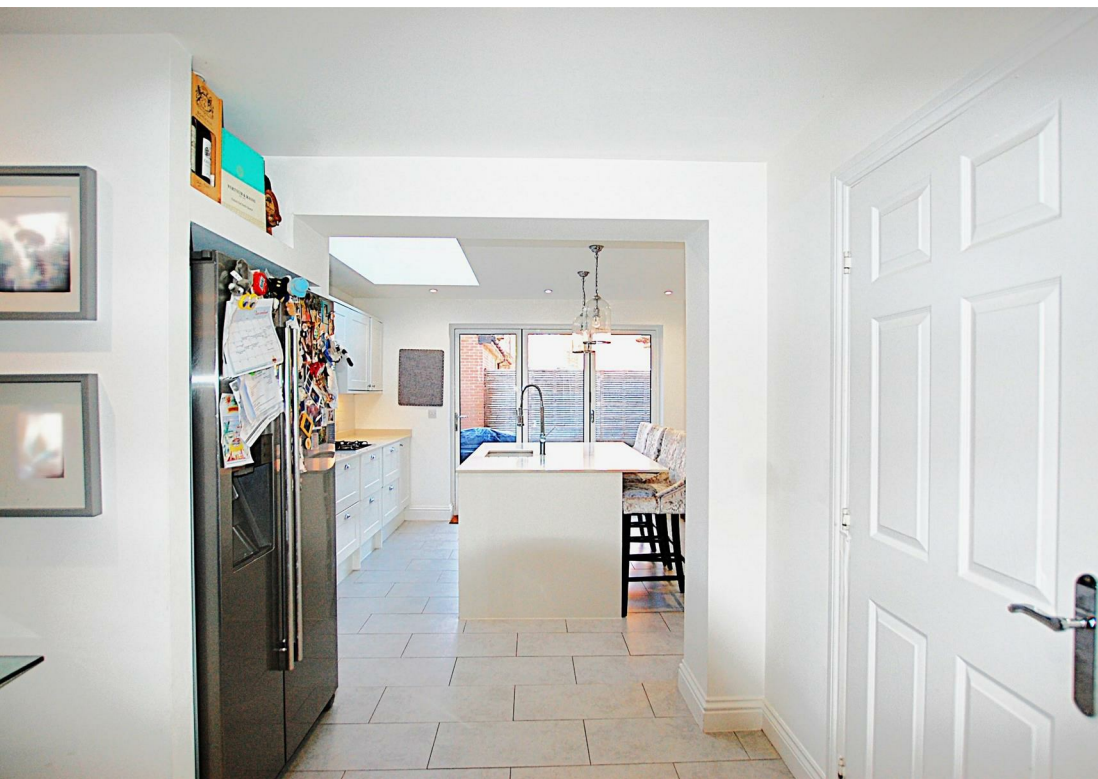
This delightful family home offers versatile accommodation having been thoughtfully extended, comprising of entrance hall, a 21' lounge/diner with opening to the lovely refitted kitchen/breakfast room which has integrated appliances and bi-folding doors to the rear garden, dining room and study, utility and a refitted ground floor wc.

The first floor comprises of a galleried landing, a 19' dual aspect bedroom, two further bedrooms and a refitted family bathroom. The second floor offers a dual aspect bedroom with walk in dressing area, a further bedroom with an en-suite shower room. The house is double glazed throughout and has "Hive" controlled gas radiator central heating.

Outside there is a tandem length car port with remote electric gates to the front providing private parking for two vehicles. The rear garden has been designed with low maintenance in mind, it has a patio area for entertaining which extends to an artificial lawn..

Early viewing is highly recommended to avoid disappointment. please call our team on 01707 270777.











Entrance Hall

Part glazed front door, stairs to first floor, radiator, door to

Lounge/diner

21' x 10'7"

Double glazed window to front, feature fireplace with gas fire, feature wall panelling, "Hive" heating thermostat/controls, television and telephone points, wood effect flooring, tiled flooring, under stairs storage cupboard with power point and light, opening to kitchen and door to:

Refitted Kitchen/breakfast Room

12'8 x 11'8"

Refitted with a range of wall and base units, complimentary quartz work tops, inset one and a half bowl sink with retractable mixer tap, built in gas hob with integrated extractor hood over, built in oven and microwave, integrated dishwasher, recess for American style fridge/freezer with cold water feed, integrated wine rack, inset spotlights, USB power points, tiled floor with underfloor heating,, skylight window, door to carport and dining room, bi-fold doors leading to the rear garden and door to:

Dining Room

12'1 x 9'7"

Double glazed window to side, wood effect floor, radiator, full width built in cupboards, access to boarded loft with light.

Study

9'7 x 4'6"

Double glazed French doors leading to the rear garden, wood effect flooring, radiator, access to boarded loft with light.

Utility Room

5'1" x 3'3"

Plumbing for washing machine, space for tumble dryer, tiled floor, door to

Refitted Wc

Refitted suite comprising concealed cistern wc vanity wash hand basin with mixer tap and cupboard under, complimentary wall tiling to dado height, tiled floor, radiator, frosted double glazed window to side.

First Floor Galleried Landing

Stairs to second floor, radiator, doors to:

Bedroom One

19'6" x 10'7"

Dual aspect with double glazed windows to front and rear, two radiators, two built in double wardrobes and chests of drawers, television and telephone points.

Bedroom Four

11'8" x 11'2"

Double glazed window to front, radiator, built in wardrobe, wood effect flooring, further cupboard housing gas fired central heating boiler.

Bedroom Five

9'4" x 8'11"

Double glazed window to rear, radiator, wood effect flooring, built in single wardrobe.

Refitted Bathroom

Refitted suite comprising of panel enclosed bath with mixer tap, rainfall and handheld showers, glazed screen, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling to full height, inset spotlights, chrome effect heated towel rail, frosted double glazed window to rear.

Second Floor Landing

Inset spotlight, radiator, doors to

Bedroom Two

11'11" x 11'1"

Dual aspect room with double glazed windows to front and rear, double radiator, wood effect floor, television and telephoner point, opening to dressing area.

Dressing Area

Four double mirror fronted wardrobes.

Bedroom Three

11'9" x 6'4"

Double glazed skylight window to rear, radiator, inset spotlights, door to

En-suite Shower Room

Fully tiled shower cubicle with glazed door and shower, low level wc, pedestal wash hand basin, extractor fan, part tiled walls, inset spotlights, double glazed skylight window to front.

Tandem Length Car Port

Parking for two vehicles, remote controlled electric gates to front, sensor lighting, hot and cold water taps, power points..

Rear Garden

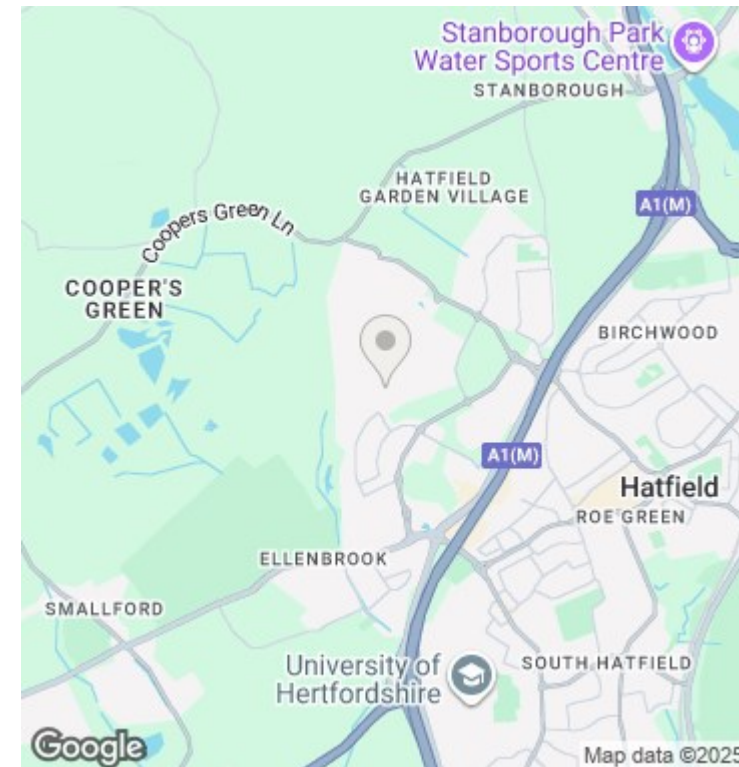


Designed for low maintenance with a patio to the immediate rear with lighting, artificial lawn area, water tap, power points, further lighting, fenced boundaries.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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		83
(81-91) B		
(69-80) C	73	
(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	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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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