





BEAUTIFUL PROPERTY IN HATFIELD WHICH IS BOTH DECEPTIVELY SPACIOUS AND NICELY PRESENTED.

This delightful three bedroom home situated in a peaceful cul de sac just a short distance from Hatfield centre and M18 access, you will not be disappointed when you view this house. In brief the house comprises of entrance hallway, WC, living room, kitchen/diner, stairs, first floor landing, three bedrooms, bathroom, enclosed rear garden and allocated parking space. SUPERB BUY.



ENTRANCE HALL

14' 6" x 3' 6" (4.44m x 1.08m) The property is accessed via the side facing double glazed door to the entrance hallway, radiator, stairs lead to the first floor landing, kamdean

flooring and an alarm system.

WC

3' 6" x 4' 8" (1.09m x 1.44m) Benefitting from a low flush WC, wash hand basin, radiator, partially tiled walls, extractor fan, spotlights and a side facing double glazed frosted window.

LOUNGE/DINER

14' 6" x 11' 5" (4.43m x 3.50m) Lovely bright reception room with views over the rear garden, rear facing double glazed French doors to the patio, two double glazed windows to the rear, side facing double glazed window, two radiators, spotlights and a storage cupboard.

KITCHEN/DINER

14' 2" x 10' 1" (4.32m x 3.09m) Fabulous dining kitchen with front facing double glazed bay window, fabulous fitted kitchen at both eye and base level, work surfaces incorporating a single bowl sink, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, boiler unit housed in matching cupboard, spotlights, two radiators and the current vendor has added additional matching kitchen units for further storage, plus benefits from Karndean flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

8' 8" x 6' 3" (2.66m x 1.93m) Providing access to all bedrooms/bathroom, spotlights and a loft access point.



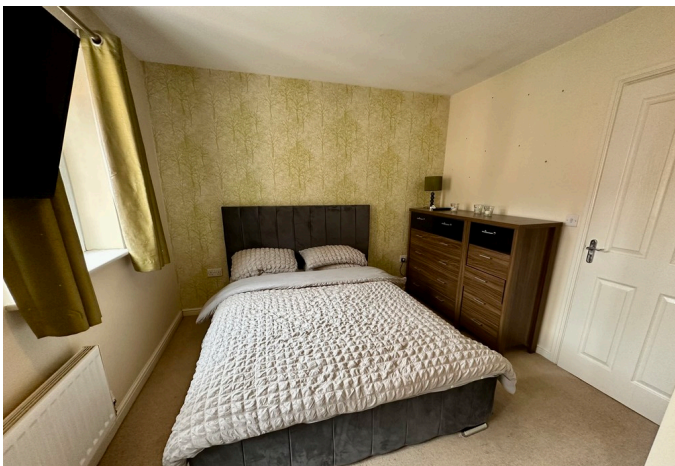
BEDROOM

14' 6" x 10' 3" (4.44m max x 3.13m max) Fantastic double bedroom with two front facing double glazed windows and a radiator.

BEDROOM

8' 0" x 8' 6" (2.45m x 2.61m) Further spacious bedroom with rear facing double glazed window and radiator.







BEDROOM

6' 2" x 11' 4" (1.88m x 3.46m) The third bedroom is also spacious with rear facing double glazed window and a radiator.

BATHROOM

5' 4" x 6' 2" (1.65m x 1.89m) Nicely presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower curtain rail mounted above, shower attachment, tiled walls, spotlights, extractor fan, heated towel radiator and a side facing double glazed frosted window.



FRONT GARDEN

Small shrub areas with path access to the side gate.

REAR GARDEN

Fence enclosed garden with central lawn, paved patio, paved path and side access to the front, plus rear access gate to the parking area.

ALLOCATED PARKING

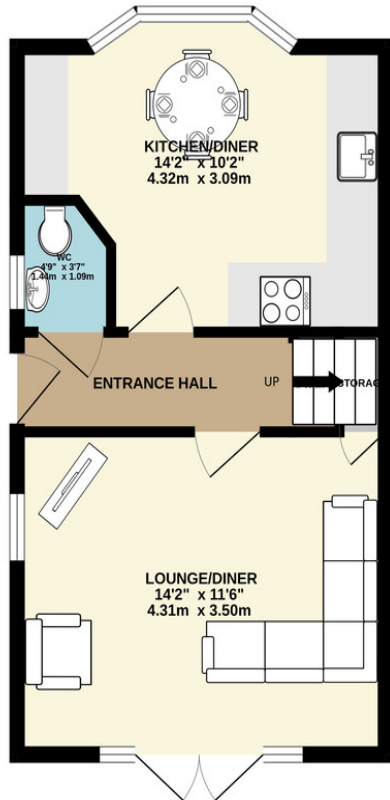
Two allocated parking spaces available in the car parking area to the side.

NOTES

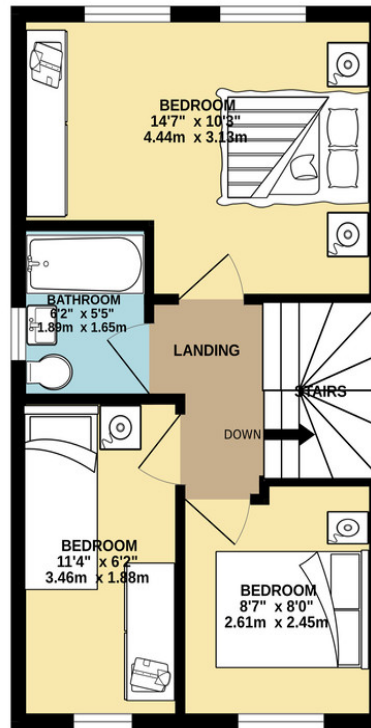
Please note that there are maintenance costs payable on six monthly intervals, the last payment was £375.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.