





**BEAUTIFUL EXTENDED SEMI-DETACHED HOUSE POSITIONED IN A SORT AFTER FAMILY LOCATION WITHIN HATFIELD.** This delightful home offers plenty of spacious accommodation throughout that is fabulously presented to provide a move in ready property in DN7. This location has great access to M18, local supermarkets, local amenities, primary/secondary schools and should be viewed to be fully appreciated. Extended to the rear the property briefly comprises of entrance hallway, large open plan reception space perfect for living/dining, extended garden/playroom, extended kitchen, stairs to the first floor landing, three fantastic bedrooms, bathroom with three piece suite, front garden/driveway providing off street parking, large rear garden with paved patio and summerhouse. **GREAT FIND IN DN7.**

## ENTRANCE HALL

5' 1" x 6' 2" (1.57m x 1.90m) This superb family home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, coving, stairs to the first floor and door to the lounge.

## LOUNGE AREA

12' 10" x 14' 4" (3.93m max x 4.37m) Positioned at the front of the property with front facing double glazed window, coving to the ceiling, storage cupboard beneath the stairs, fitted blinds and open access to the dining space at the rear.

## DINING AREA

7' 10" x 9' 6" (2.39m x 2.92m) An open reception space with the front living room and garden room to the rear, door to the kitchen, radiator and coving to the ceiling.

## GARDEN ROOM

8' 0" x 6' 11" (2.45m x 2.11m) Additional versatile reception space at the rear of the house with rear facing double glazed French doors to the patio, two rear facing double glazed windows and coving.

## KITCHEN

6' 11" x 17' 0" (2.12m x 5.19m) Extended kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, space for a cooker with gas hob, space for a fridge freezer, plumbing for a washing machine, tiled flooring, radiator, partially tiled walls, rear facing double glazed window, side facing double glazed window and side facing double glazed frosted door to the driveway.

## STAIRS

Leading from the entrance hallway to the first floor landing.



## LANDING

6' 7" x 7' 10" (2.01m x 2.40m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point, drop down ladder and loft space holds the cold/warm air flow filter system.

## BEDROOM

8' 10" x 15' 1" (2.71m x 4.60m) Fantastic double bedroom with front facing double glazed window, radiator and coving to the ceiling.







### BEDROOM

9' 3" x 8' 5" (2.84m x 2.57m) Further spacious double bedroom at the rear of the house with rear facing double glazed window, radiator and coving.

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7' 1" x 9' 9" (2.18m x 2.99m) Third spacious bedroom currently used as a nursery with front facing double glazed window, radiator and coving to the ceiling.

### BATHROOM

6' 5" x 5' 4" (1.98m x 1.64m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower attachment, heated towel radiator, tiled walls, extractor fan and rear facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Gravelled front area with open access to a block paved driveway providing off street parking to the front and side of the house.

### REAR GARDEN

Fence enclosed rear garden with central lawn, paved patio, side access to the paved driveway, pergola above patio and summerhouse included.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: B**

**HEATING SYSTEM: GAS FIRED COMBINATION**

**BOILER**

**LAST SERVICE: 29/09/25**

**SERVICES: MAINS**

**GARDEN FACES: WEST**

**LOFT SPACE: PARTIALLY BOARDED WITH LADDER**

**AIR FILTRATION SYSTEM IN THE LOFT SPACE.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		