



Homestead Road, Hatfield, AL10 0QP

House - Semi-Detached | 4 Bedrooms

£600,000 Freehold

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Entrance Hall

Wooden door to front , tiled floor, stairs leading to first floor, and doors to all rooms.

Living Room

12'6" x 11'10"
Double glazed window to front, fireplace and radiator.

Sitting Room

13'8" x 11'9"
Double glazed window to front and side, radiator and doors to cloakroom and side access.

Kitchen/Dining/Family Room

22'6" x 29'2"
Living space with Feature fire place with wood burner, bi-folding doors and window to rear. Modern fitted kitchen with range of wall and base mounted cupboards, built in drainer sink unit with mixer taps, space for large gas cooker and American fridge freezer. Feature Island with storage space, plumbing for washing machine and dish washer. Three radiators and door to Pantry and cloakroom. Under stairs storage space.

Pantry

8'5" x 7'3"
Storage space, door to rear and cloakroom.

Cloakroom

Plumbing for washing machine, low level WC and wash hand basin.

Landing

Large open landing with access to all rooms. Radiator and double glazed window to front. The property has a lot of potential for a loft conversion subject to planning permission.

Bedroom One

14'1" x 11'9"
Double glazed bay window to front, radiator and door to en-suite.

En-Suite

Double glazed frosted window to side, tiled flooring, shower cubicle with electric shower, wash hand basin and heated towel rail.

Bedroom Two

13'3" x 10'1"
Double glazed bay window to front and radiator.

Bedroom Three

10'3" x 9'5"
Double glazed window to rear and radiator.

Bedroom Four

7'4" x 11'9" max
Double glazed window to rear and radiator.

Bathroom

Comprising of panel enclosed white bath with shower/mixer over and separate shower unit. Part tiled walls and pedestal wash hand basin. Double glazed windows to rear.

WC

Low level WC, double glazed window to front

Rear Garden

South Westerly aspect. Patio area leading to lawn with flower and shrub borders. Path is providing access to rear, timber shed and parking for three cars. Gated and side access round the property.

Front Garden

Gate to front, flower bed with shrubs boarders. Potential for a driveway subject to planning permission.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

