



Vigors Croft, Hatfield, AL10 9HD

Bungalow - Detached | 2 Bedrooms

£575,000 Freehold

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Entrance Hall

Accessed frosted uPVC front door. Radiator, access to loft and doors to following:

WC

Low level WC, inset wash hand basin with splash back tiling. High level consumer board.

Shower Room

Shower enclosure with glazed sliding door and wall mounted shower unit. Pedestal wash hand basin, low level WC, mains wired extractor fan and single radiator. Tiled walls and frosted double glazed window to front.

Bedroom One

Range of fitted wardrobes, drawers and matching dressing table. Radiator, connecting door to bedroom two and double glazed window to front.

Kitchen

Comprising a range of wall and base mounted cupboards and drawers with tiled works surfaces over. Inset one and a half bowl sink unit with mixer tap and splash back tiling. Integrated double oven with four ring electric hob and filter hood over, integrated microwave and space for washing machine. Concealed wall mounted Valiant boiler and radiator. Two double glazed windows to side and double glazed window and door opening on to conservatory. Door to:

Living Room

Feature fireplace with brick surround, hearth and opening for electric fire. Parquet flooring, radiator and sliding uPVC patio doors opening onto patio. Archway opening onto:

Dining Room

Radiator. uPVC sliding patio doors opening onto patio and door to:

Bedroom Two

Range of fitted wardrobes with marching bedside cabinets, display shelving and high level units with bedspace under. Radiator and double glazed window to front.

Conservatory

uPVC unit with frosted Perspex roof, door to side alleyway and windows and sliding door opening onto patio.

Exterior

Front Garden

Driveway leading to single detached garage. Path to front door and remainder lawn with flower beds.

Rear Garden

Large raised patio area with retaining wall and two sets of steps leading to lawn with flower beds. Separate gravelled and patio area leading to wooden summer house. Gated pathway to front.

Garage

Up and over door. Light and power and double glazed window and door to rear.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

