



Coney Close, Hatfield, AL10 8PR

House - Mid Terrace | 3 Bedrooms

£329,950 Freehold

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# £329,950 Freehold

## The Accommodation Comprises

Accessed via part glazed Upvc door to front.

### Entrance Hall

Storage cupboard. Stairs to first floor landing, double radiator & doors to:

### Kitchen

9'6" x 11'0"

uPVC double glazed window to front, wall hung Valiant boiler, fully tiled floor, spotlights & coved ceiling. White gloss modern fitted kitchen comprised from a range of wall & floor units with rolled edge work surfaces and inset bowl & a half stainless steel sink with drainer and mixer tap and tiled splash backs. Space for free standing fridge/freezer, plumbing for washing machine and space for free standing oven with extractor above.

### Lounge

13'8" x 11'1"

Sliding patio door & uPVC double glazed window to rear. Double radiator & door through to:

### Study/Bedroom Four

10'2" x 7'2"

uPVC double glazed window to rear. Double radiator & fitted wardrobes with hanging rail & shelving.

### First Floor Landing

Doors to:

### Bathroom

uPVC double glazed window to front. White bathroom suite comprised from a panel enclosed bath with shower above & glass shower screen, wash hand basin with mixer tap mounted on white gloss vanity unit & single radiator.

### WC

Low level WC & skylight.



Bedroom One

12'9" x 9'6"  
uPVC double glazed window to front. Single radiator & built in wardrobe with hanging rail and shelving.

Bedroom Two

9'11" x 10'4"  
uPVC double glazed window to rear. Loft hatch, single radiator & two cupboards with hanging rail and shelving.

Bedroom Three

11'0" x 7'3"  
uPVC double glazed window to rear. Single radiator & built in wardrobe with hanging rail and shelving.

Garden

49'2" x 22'11"  
Laid to lawn with patio area & timber storage shed.

