



Sparrowhawk Place Hatfield AL10 9UR

for sale guide price
£510,000



Property Description

A CHAIN FREE four-bedroom semi-detached family home situated over three floors on this modern development in Hatfield.

On the ground floor there is a downstairs cloakroom, kitchen, lounge with substantial conservatory extension and bi-folding doors onto the garden with a personal door into the garage.

To the first floor there is three bedrooms and a family bathroom, and on the second floor, a sizeable master bedroom with ensuite shower room.

Viewing highly recommended.

Hallway

Double glazed front door, radiator, stairs to first floor.

Cloakroom

Low Level W/C, vanity hand wash unit, radiator, extractor fan, wall-based fuse board, recessed spotlights.

Kitchen

12' 3" plus bay x 8' (3.73m plus bay x 2.44m)
Stainless steel sink with 1.5 bowls and mixer taps. Cupboards at wall and base level, rolled edge work surfaces, gas hob with

extractor hood and oven, integrated fridge freezer, dishwasher and washing machine, radiator, Double glazed windows to the front, recessed spotlights.

Living Room

15' 1" x 14' 5" (4.60m x 4.39m)
TV display unit under stairs cupboard, recessed spotlights, radiator, opening onto dining area.

Conservatory

14' 7" x 11' 6" (4.45m x 3.51m)
Double glazed windows to the side, tiled flooring, personal door into garage, Double glazed bi fold doors onto garden with by folding blinds.

First Floor

Built in airing cupboard, recessed spotlights, stairs to second floor.

Bedroom 2

8' 4" x 12' 2" max (2.54m x 3.71m max)
Double glazed window to the front, radiator.

Bedroom 3

8' 5" x 14' 5" max (2.57m x 4.39m max)
Double Glazed window to the front, radiator.

Bedroom 4

9' 2" x 6' 5" into fitted wardrobe (2.79m x 1.96m into fitted wardrobe)

Double glazed window to the rear, radiator, fitted wardrobes with sliding doors.

Bathroom

Panelled bath with shower attachment, glass shower screen, wash hand unit, Low Level W/C, frosted double glazed window, extractor fan, heated towel rail, tiled walls, mirror fronted bathroom cabinet.

Second Floor Landing

Radiator, built in storage cupboard, door to master bathroom.

Master Bedroom

11' 5" x 27' max (3.48m x 8.23m max)

Restricted head height in places, radiator, built in TV display unit, built in single wardrobe, recessed spotlights, loft access, door to en-suite two velux windows.

En Suite

Shower cubicle, Low Level W/C, wash hand basin, heated towel rail, fully tiled walls, frosted double glazed window, recessed spotlights, extractor fan, wall-based mirror fronted bathroom cabinet.

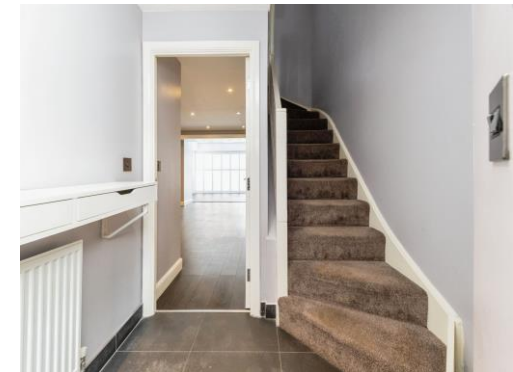
Rear Garden

Paved patio area, laid to lawn, fenced boundary, outside tap, door to garage.

Garage

17' 3" x 9' 3" (5.26m x 2.82m)

Metal up and over door, door onto rear garden, personal door into dining area, light and power, rafter storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WWY306845 - 0017