







## Property Description

This three bedroom, extended link detached family home situated in the sought after garden village of Hatfield benefits from a high specification throughout and has an open plan ground floor that is ideal for hosting family and friends. This property has been finished with marble tiled under floor throughout the ground floor and has bi-fold doors opening on to the private rear garden. Inside the property the kitchen has been finished to a superb standard with a modern contemporary grey finish and marble effect work top with a breakfast bar leading into the reception, a utility room providing extra storage and space for a washing machine and dryer as well as alternative access to the private rear garden. With a feature staircase leading to the first floor where the original three bedrooms, the master with an en suite and the luxury family bathroom can be found, the staircase spirals further into loft room providing more storage, skylights and the potential to fully convert the loft with a dormer STPP.

This home is situated in Hatfield where the town benefits from The Galleria Outlet shopping centre offering an array of restaurants, shops and a cinema, and is approximately two miles away from Hatfield Main line Train Station with a multi storey car park nearby and direct links to London Kings Cross (from 25 minutes).

We highly recommend an internal inspection at your earliest convenience!

## Entrance Hall

Marble tiled floor with underfloor heating, access to cloakroom and open plan reception.

## Cloakroom

Comprising of wash hand basin with mixer tap and storage cupboard, W/C, heated towel rail and is finished with marble tiled flooring and walls.

## Open Plan Ground Floor

High specification ground floor that has a 'WOW' factor, ideal for hosting with a modern luxury touch.

## Kitchen Area

15' x 14' 10" ( 4.57m x 4.52m )

Modern fitted kitchen comprising of a range of wall and base units with integrated oven and microwave, gas hob with extractor hood, integrated dishwasher and space for large fridge/freezer. This room has a breakfast bar with seats that is open plan with the main reception and is finished with a marble effect worktop and spotlights. Double glazed window to front and marble floor tiles with underfloor heating.

## Lounge Area

13' 10" x 21' ( 4.22m x 6.40m )

Open plan with both kitchen and reception, this room is perfect for hosting. There is ample seating with space on the wall for a

large TV, access to an under stairs storage cupboard and the utility room. This room is finished to a high spec with spotlights and underfloor heating.

Measurement includes dining area.

## Dining Area

As part of the extension the dining area forms the final part of this open planned ground floor reception, benefitting from space for a large dining table, double glazed bi-fold doors to the private rear garden, skylight, spotlights and marble tiles with underfloor heating.

## Utility Room

16' x 7' ( 4.88m x 2.13m )

Double glazed window to front, double glazed door to rear with access to rear garden. This converted garage space has been utilised with lots of storage and space for a washing machine and dryer, extra work surfaces, skylights, spotlights and wood effect flooring.

## First Floor

### Landing

Provides access to bedrooms one, two and three, family bathroom and storage cupboard.

### Bedroom One

11' 5" x 11' 3" ( 3.48m x 3.43m )

Large double bedroom with space for large free standing wardrobes. Two double glazed windows and radiator to the front. Wood effect flooring and access to En Suite.

### En Suite

Three piece suite comprising of a wash hand basin with mixer tap, low level push W/C and a shower cubicle. This room benefits further from a heated towel rail to the side, mirror fitted to the wall. Double glazed window to the front. Extractor fan and is mostly tiled with a marble effect finish.

### Bedroom Two

10' 7" x 8' 2" ( 3.23m x 2.49m )

Double bedroom with double glazed window and radiator to the rear, finished with wood effect flooring.

### Bedroom Three

7' 6" x 6' 6" ( 2.29m x 1.98m )

Double glazed window and radiator to the rear, finished with space for free standing storage and wood effect flooring.

### Family Bathroom

Three piece suite comprising of a panel bath with rainfall shower head, W/C with push button, wash hand basin with mixer tap and storage, heated towel rail and a wall mounted mirror. The room is finished highly and benefits from an extractor fan, double glazed window to the side, spotlights and marble effect tiles on both the wall and floor.

## Second Floor

Stairs leading to second floor,

### Loft Room

13' Max x 13' Max ( 3.96m Max x 3.96m Max )

This room has ample built in storage, skylights, spotlights and finished with wood

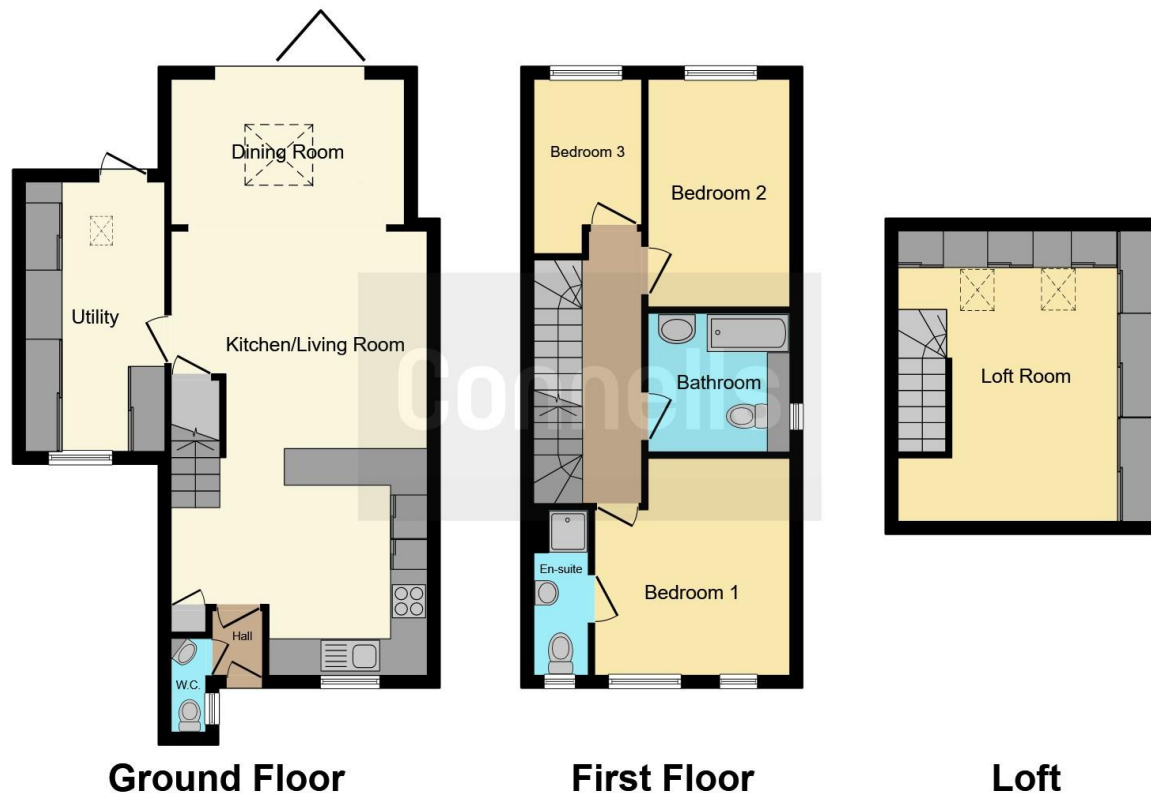












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**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

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Property Ref: WWY307243 - 0017