



Connells

Sovereign Place
Hatfield



Property Description

A CHAIN FREE four-bedroom town house, situated over three floors on this sought after modern development.

The joy of the modern townhouse is versatile accommodation with 3/4 bedrooms, or the option to use the ground floor bedroom as a further reception and could be used as a home office or playroom.

To the ground floor is the entrance hall, ground floor bedroom, useful utility room and integral garage that could be converted to provide further living accommodation.

To the first floor is a living room with Juliet balcony and a spacious kitchen/diner.

The top floor offers three bedrooms, the master with an en-suite and family bathroom.

Externally there is an enclosed rear garden and driveway to the front.

Ground Floor

Entrance Hall

Front door, built in cupboard, stairs to first floor, radiator.

Cloakroom

Low Level w/c, radiator, wash hand basin, extractor fan.

Utility Room

6' 6" x 6' 9" (1.98m x 2.06m)

Double glazed window to the rear, stainless

steel sink and drainer, cupboard housing gas boiler.

Bedroom 3

9' 6" x 9' 5" (2.90m x 2.87m)

Double glazed window to the rear, radiator.

First Floor

Lounge

16' 5" x 11' 1" (5.00m x 3.38m)

Double glazed French doors onto Juliet balcony, two double glazed windows, radiator, television and telephone points.

Kitchen/Diner

18' 5" max x 16' 5" max (5.61m max x 5.00m max)

L shaped room, double glazed window to the rear, radiator, gas hob, extractor fan over, stainless steel sink and drainer with one and a half bowls, electric double oven, cupboards at wall and base level.

Second Floor

Landing

Access to loft, built in cupboard, doors to bedrooms, stairs down to the first floor.

Bedroom One

16' 6" x 8' 7" (5.03m x 2.62m)

Double glazed window to the front, radiator, television point, door to en suite.

En- Suite

Shower cubicle with sliding doors, wash hand basin, low level w/c, radiator, shaver point, extractor fan.

Bedroom 2

10' 7" x 8' 9" (3.23m x 2.67m)

Double glazed window to the rear, radiator, restricted head height in one corner.

Bedroom 4

8' 2" x 7' 3" (2.49m x 2.21m)

Double glazed window to the rear, radiator, restricted head height in one corner.

Bathroom

Panelled bath, wash hand basin, low level w/c, heated towel rail, extractor fan, tiled splashbacks

Outside

Rear Garden

Paved path to rear of plot, laid to lawn. fully fence enclosed.

Parking

Driveway to the front for one car.

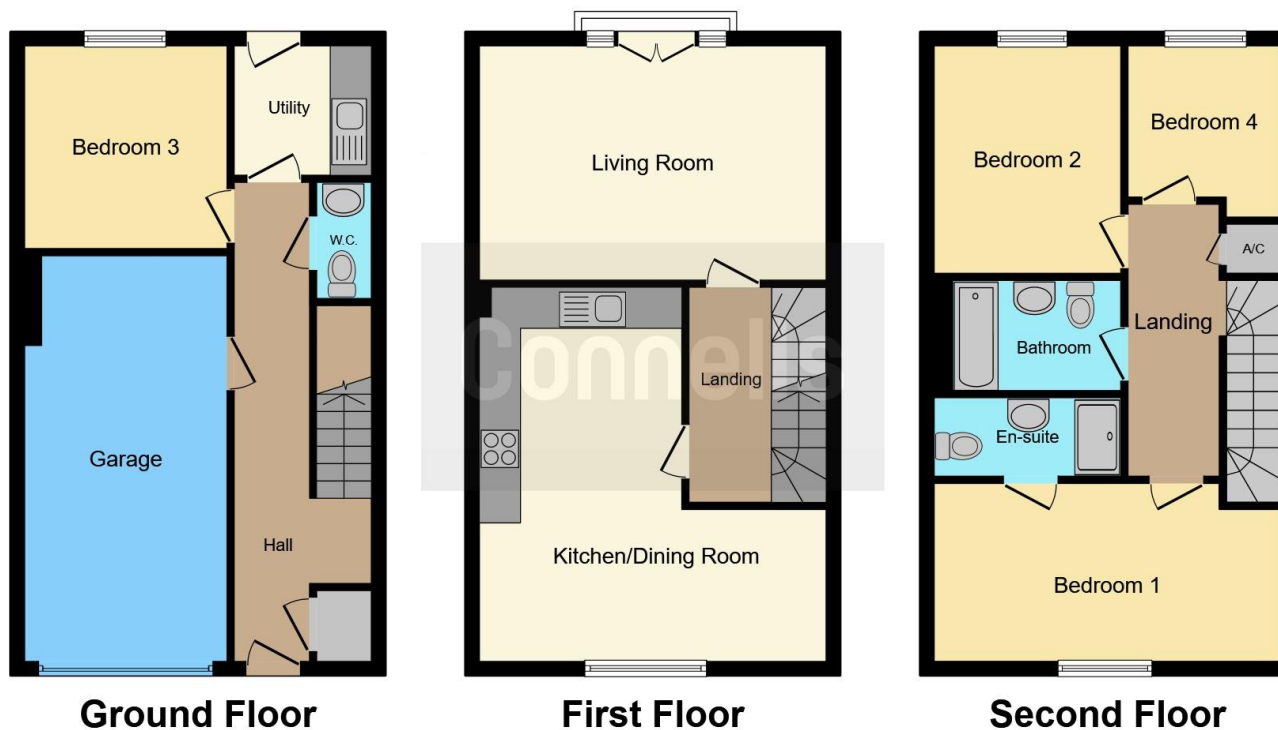
Outbuildings

Garage - up and over door, light and power (19.45 max x 9.52 max), personal door into entrance hall.









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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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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