



Connells

Bluebell Way
Hatfield



Property Description

A four-bedroom detached home situated in this sought after location within Hatfield Garden Village.

This home is situated on a private road, owned by our clients

This super property benefits from well-proportioned living accommodation comprising to the ground floor of an entrance hall, lounge, 25' kitchen/diner, conservatory, downstairs cloakroom, to the first floor there is four bedrooms, master with en-suite and a family bathroom.

Externally there is an extended frontage which extends to the pleasant green area to the front. Paved driveway for two cars, a garage and an unoverlooked rear garden that backs onto protected fields.

There is also the added benefit of solar panels to the roof.

Entrance Hall

Door to front, stairs to first floor, understairs cupboard.

Cloakroom

Low level w/c, wash hand basin, radiator, extractor fan, wood effect flooring.

Lounge

15' x 10' 5" (4.57m x 3.17m)

Double glazed window to the front, television point, coal effect gas fireplace, wood effect flooring.

Kitchen/Diner.

25' 7" x 10' 9" (7.80m x 3.28m)

Double glazed window to the rear, double glazed French doors into conservatory, stainless steel sink and drainer, cupboards at wall and base level, rolled edge work surfaces, gas hob, electric oven, radiator, double glazed French doors onto the garden. Tiled flooring in the kitchen, wood effect flooring in dining area, recessed spotlights, integrated washer/dryer and dishwasher, space for American style fridge freezer.

First Floor Accommodation

Bedroom 1

19' 2" max into dressing area x 11' 8" max (5.84m max into dressing area x 3.56m max)

Two double glazed windows to the front, fitted wardrobes, dressing area with further mirror fronted wardrobes.

En Suite Shower

Shower cubicle, low level w/c, wash hand basin, frosted double glazed window, tiled flooring, recessed spotlights, shaver point, heated towel rail.

Bedroom 2

13' 5" x 9' 4" (4.09m x 2.84m)

Double glazed window to the rear, radiator.

Bedroom 3

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to the rear. Radiator.

Bedroom 4

9' 1" x 8' 7" (2.77m x 2.62m)

Double glazed window to the rear. Radiator.

Bathroom

Four-piece suite, low level w/c, wash hand basin, bath with shower attachment, shower cubicle, heated towel rail, extractor fan, recessed spotlights, part tiled walls, shaver point.

Outside

Front Garden

Block paved driveway, parking for two cars

Rear Garden

Low maintenance recently redesigned rear garden with a seating area, grass and pergola for those quiet moments. We are told by our clients that an option to add in a rear gate accessing the protected fields is permitted.

Garage

With light and power, boiler (2 years old), electric roller door, fuse board. door to side

passage.

Conservatory

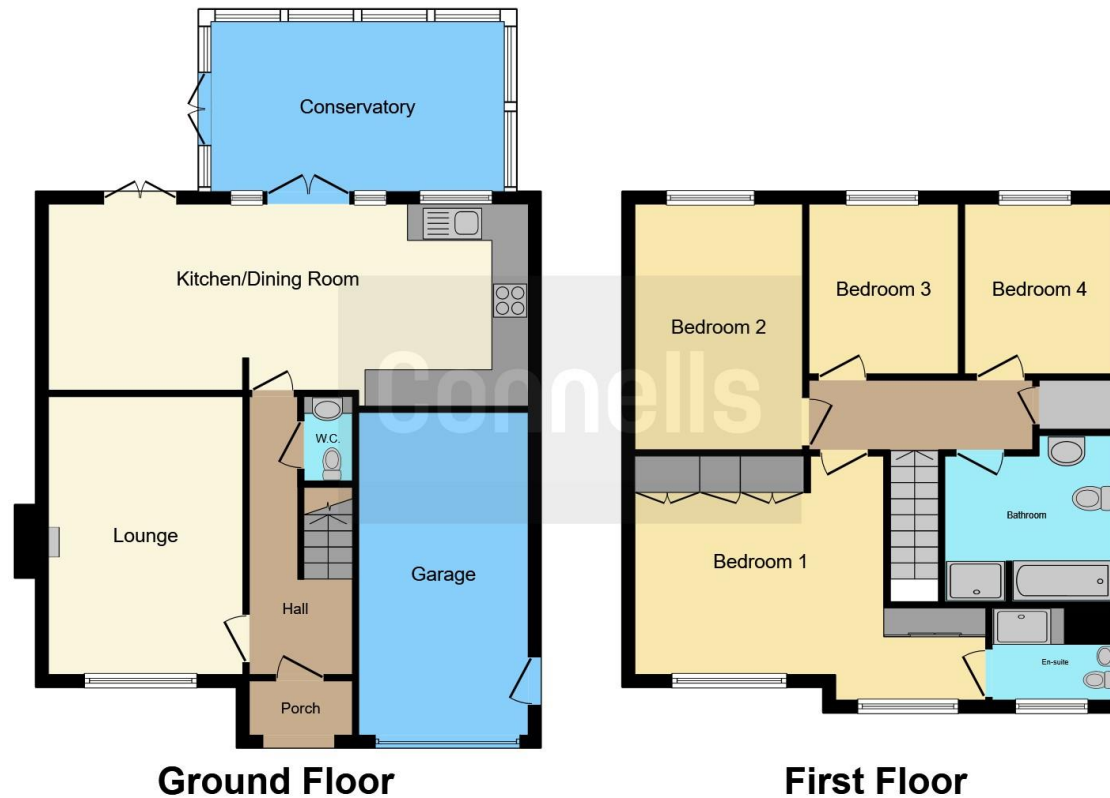
9' 4" x 15' 7" (2.84m x 4.75m)

Tiled, with power and an insulated roof, with French doors to the back garden.









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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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