



Connells

Bluebell Way
Hatfield



Property Description

*** Guide Price £650,000 - 675,000***

We are delighted to offer this beautifully presented four bedroom detached family home, set in a highly desirable position within Hatfield Garden Village and enjoying an enviable outlook backing directly onto open fields and a peaceful nature trail.

The accommodation is wonderfully balanced and finished to an excellent standard throughout. The ground floor begins with a welcoming entrance hall leading to a convenient downstairs cloakroom. The bright and airy living room provides a comfortable space for everyday family life, while the impressive open-plan kitchen/dining room creates a fantastic social hub, complete with double doors opening into a generous conservatory/family room that enjoys views over the rear garden. A separate utility room completes the ground floor layout.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern fitted family bathroom.

Externally, the home features a private driveway providing off-street parking, an integral garage, and a generous rear garden with patio and summerhouse. The garden further benefits from gated access leading directly to open fields and the nearby Spinney, ideal for peaceful walks and time outdoors. To the front, the property overlooks

a well-kept community green and play area.

Entrance Hall

Stairs to the first floor

Cloakroom

Wash hand basin, low level w/c

Lounge

12' 8" x 10' 6" (3.86m x 3.20m)

Double glazed bay window to the front and double glazed window to the side.

Kitchen

23' 11" x 8' into recess (7.29m x 2.44m into recess)

Double glazed window to the rear, cupboards at wall and base level, stainless steel sink with mixer tap, integrated 4 ring electric hob with extractor over the hob and oven at eye level, integrated dishwasher, integrated fridge freezer.

Utility Room

5' 8" x 5' 7" (1.73m x 1.70m)

Double glazed door into rear garden. Plumbing for washing machine.

Conservatory

15' 11" x 12' 10" (4.85m x 3.91m)

Wooden flooring, double glazed windows, double glazed double doors leading to garden, fitted blinds to roof,

Accommodation First Floor

Landing

Stairs to the ground floor, airing cupboard housing hot water tank.

Bedroom 1

13' x 10' 6" (3.96m x 3.20m)

Double glazed window to the front, built in wardrobe, radiator.

En-Suite

Three piece suite comprising of wash hand basin, low level w/c enclosed shower and double glazed window to the side.

Bedroom 2

12' 5" x 8' 2" (3.78m x 2.49m)

Double glazed window to the rear, radiator.

Bedroom 3

11' 4" x 8' 2" (3.45m x 2.49m)

Double glazed window to the rear, radiator

Bedroom 4

9' x 7' 2" (2.74m x 2.18m)

Double glazed window to the front, radiator.

External

Rear Garden

Mainly laid to lawn with gate to the rear leading to a nature trail, tongue and groove wooden built summer house.

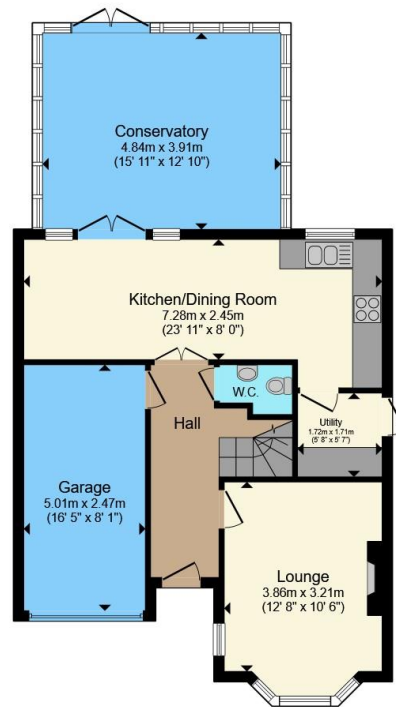
Garage

Metal up and over door, integral door into entrance hall..

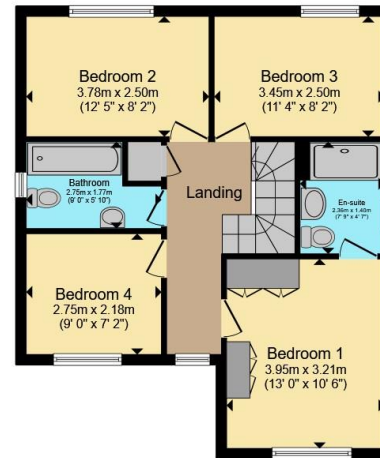








Ground Floor



First Floor

Total floor area 138.6 m² (1,492 sq.ft.) approx

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.propertybox.io

Connells

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: E

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307433 - 0007