



**Mappleton Road  
Great Hatfield  
HU11 4UP**

**£350,000**



\*\*\*\*\*STUNNING TRUE BUNGALOW IN A QUIET VILLAGE LOCATION\*\*\*\*\* Well maintained and beautifully presented by the current owner this lovely, detached, true bungalow is offered for sale with NO ONWARD CHAIN. Deceptively spacious and situated in the quiet village of Great Hatfield it offers a hallway, cloakroom 19' lounge with snug off, modern kitchen with all the amenities, large conservatory overlooking the garden and three large bedrooms, one with en suite. The double garage can be accessed from inside and has a mezzanine floor for storage, a personal door to the garden and the utility room at the rear. Thoroughly deserving of an internal inspection call us now to book your viewing on 01964 533343. EPC Rating - D Council Tax Band - D Tenure - Freehold



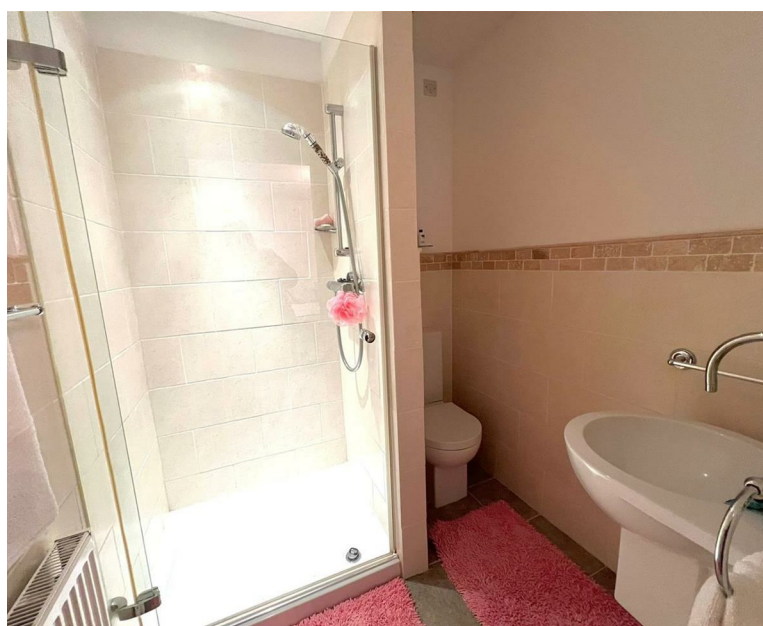
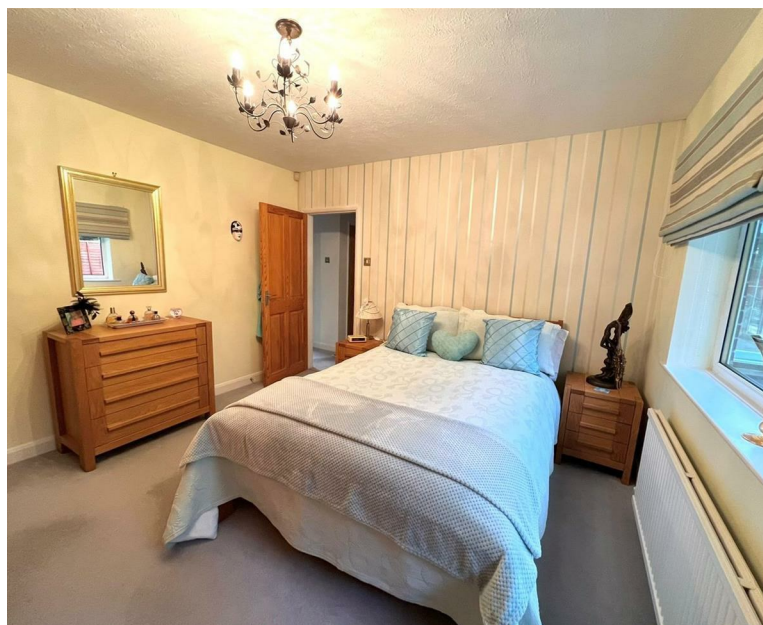
- Executive detached true bungalow
- Three reception rooms
- Oil fired central heating and septic tank
- Beautifully maintained and presented
- Three bedrooms
- Large driveway and double garage
- Deceptively spacious
- Ample gardens with vegetable growing area
- Viewing highly recommended













## Entrance Hall

5.77 narrows to 1.96 x 3.66 (18'11" narrows to 6'5" x 12'0")  
Double glazed entrance door, window to front, two built in cupboards, one houses the immersion heater. Coving to ceiling and door to garage.

## Living Room

6.06 x 3.93 (19'10" x 12'10")  
Window to front and side, coving to ceiling, feature wall mounted electric fire, tv point, two radiators and downlights.

## Snug

2.90 x 3.28 (9'6" x 10'9")  
French doors to side garden, coving to ceiling, alcove and radiator.

## Kitchen

4.99 x 2.69 (16'4" x 8'9")  
Window into the conservatory, a range of matching high gloss wall and base units with Italian marble worksurfaces incorporating a 1 1/2 bowl sink unit and mixer tap over, space for a large electric cooker, integrated fridge freezer and dishwasher, part tiled walls and Travertine tiled floor.

## Conservatory

6.57 x 2.28 (21'6" x 7'5")  
Large conservatory with floor length windows to sides and rear, French doors to the side tiled flooring and radiator.

## Cloakroom

Window to rear, vanity unit with wash hand basin, low level wc and ladder style radiator.

## Utility Room

Situated in the rear of the garage, housing the oil fired central heating boiler, sink and drainer unit, plumbing for washing machine and tumble dryer, window to rear and tiled flooring.

## Master Bedroom

3.77 x 3.62 (12'4" x 11'10")  
Window to rear, carpeted flooring, radiator and door to en suite.

## En-Suite

1.80 x 1.80 (5'10" x 5'10")  
White three piece suite comprising:- step in shower cubicle, wall mounted wash hand basin with mixer tap over and low level wc, towel rails and radiator.

## Bedroom 2

3.68 x 2.59 (12'0" x 8'5")  
Window to front, fitted wardrobe, and dressing table, matching headboard, carpet and radiator.

## Bedroom 3

3.78 x 2.60 (12'4" x 8'6")  
Window to front, laminate flooring, radiator and downlights to the ceiling .

## Bathroom

2.74 x 2.51 (8'11" x 8'2")  
Window to rear, white three piece suite comprising:- modern free standing footed bath, pedestal hand wash basin and low level wc, part tiled walls and tiled flooring, extractor fan, downlights and radiator.

## Double Garage

5.53 x 4.75 (18'1" x 15'7")  
Attached double garage with electric up and over door.

## Front Garden

Large sweeping gravelled driveway to the front of the bungalow. Privacy hedges and grassed area with planted beds.

## Side and Rear Garden

Low wall and fenced boundaries, vegetable growing area and greenhouse, grassed area and paved area for seating.

## About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

## Disclaimer

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.



Total area: approx. 160.6 sq. metres (1728.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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