



## Main Street Great Hatfield, HU11 4US

\*\*\*\*\*FABULOUS DETACHED PROPERTY, NEWLY RENOVATED AND NO CHAIN\*\*\*\*\* A stunning detached house located on Main Street in the charming village of Great Hatfield. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household. Situated on a large plot, this recently refurbished property offers modern living in a picturesque setting. The open countryside to the rear provides a peaceful and scenic backdrop, creating a tranquil atmosphere for you to enjoy. Parking will never be an issue with space for three vehicles, making coming home a breeze. The house is beautifully presented, showcasing the care and attention to detail that has gone into its refurbishment. Don't miss out on the opportunity to make this house your home. Embrace the beauty of rural living while still being conveniently located near local amenities. Contact us today to arrange a viewing and experience the charm of this delightful property for yourself.

EPC Rating - D, Council Tax Band - C, Tenure - Freehold

**£375,000**

**Entrance Hall 11'10" narrows to 5'9" x 11'10" narrows to 3'10" (3.63 narrows to 1.76 x 3.62 narrows to 1.19)**

Double glazed entrance door and radiator.

**Lounge 14'3" x 11'10" (4.36 x 3.62)**

Sliding patio doors to the rear into the conservatory, wooden fireplace housing an electric fire, coving to ceiling, television point and radiator. Open plan to the dining area.

**Dining Area 10'4" x 7'6" (3.17 x 2.31)**

Windows to side and rear, coving to ceiling and radiator.

**Conservatory 13'9" x 9'4" (4.20 x 2.85)**

Windows to sides and rear, French doors to the rear and tiled flooring.

**Dining Kitchen 18'10" x 9'1" (5.76 x 2.77)**

Window and door to the side of the property, newly fitted kitchen with wall and base units, wooden worksurfaces over incorporating a Belfast sink with mixer tap over, new electric oven and separate hob, integrated dishwasher, new boiler, vinyl flooring and tiled splash backs.

**Utility Room 9'1" x 4'9" (2.79 x 1.46)**

Window to side, wall and base units to house the washing machine and tumble dryer and wooden worktops over. Vinyl flooring.

**Bedroom 4 11'10" x 7'10" (3.62 x 2.40)**

Bay window to front, coving to ceiling, carpet and radiator.

**Bathroom 7'6" x 5'7" (2.30 x 1.72)**

Window to side, white, three piece suite comprising:- panelled bath with hand held shower over, pedestal hand wash basin and low level wc. Tiled walls and flooring and radiator.

**First Floor Landing 18'2" max x 9'1" max (5.55 max x 2.77 max)**

Access to roof space and eaves storage cupboards.

**Master Bedroom 14'6" x 12'5" (4.44 x 3.79)**

Window to side, a range of fitted wardrobes, eaves storage cupboard and radiator.

**Bedroom 2 13'4" x 9'2" (4.07 x 2.81)**

Dormer window to rear, eaves storage cupboard, carpet and radiator.

**Bedroom 3 14'2" max x 10'7" max (4.32 max x 3.24 max)**

Window to side, built in cupboard and radiator.

**Shower Room 9'10" x 2'7" (3.00 x 0.81)**

Window to side, white, three piece suite comprising step in shower cubicle (shower to be tested), wash hand basin and low level wc. Ladder style radiator.

**Gardens**

The property sits on an excellent sized plot and has access to all sides. The front is mainly laid to lawn with mature shrubs and plants. There is a driveway leading to the integral garage with pathway to the rear garden to both sides. A patio area is at the back of the house with steps up and through a walled area to a large garden with mature trees including fruit trees. Views beyond of open countryside make this garden a haven of peace and quiet.

**Garage**

Integral garage with up and over door, power and light laid on.

**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 - 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, nor 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.

- Quiet village setting
- Overlooks open countryside to the rear
- Conservatory, garage and parking
- Beautifully refurbished dormer bungalow
- Large kitchen diner
- Viewing essential
- Large garden with orchard
- Four bedrooms and two bathrooms





## Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		55	67
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		