



31 Hatfield Drive , Seghill NE23 7TU

- Family detached house
 - Lounge/Diner
- Ground floor cloaks/wc
- Family Bathroom/En-suite
 - Garage and driveway
- Popular development
 - Fitted Kitchen
 - 3 Bedrooms
- Excellent sized garden
 - Freehold

£295,000





Situated on the ever so popular Netherfield Park estate, is this pleasant detached house on a good sized plot offering excellent family accommodation.

To the ground floor there is an Entrance porch, reception Hallway, Ground floor cloaks/WC, Lounge/Diner with patio doors to the rear garden, fitted kitchen with a range of wall and floor units with roll top work surfacing incorporating stainless steel sink unit with mixer tap, gas hob, electric double oven, extractor, breakfast bar area, door opens to garage with access to rear garden.



To the first floor there are 3 good sized bedrooms, master with en-suite, family bathroom/WC.

Externally there is a lawned garden to the front and driveway leading to garage with up and over door, light and power, whilst to the rear is an excellent good sized garden mainly laid to lawn, borders and patio area offering ample space for garden furniture etc.

Also has the benefit of Gas central heating and UPVC double glazing.



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Entrance Porch

Hallway

Lounge/Diner

11'4 x 15'0

Measurements narrow to 8'9

Kitchen

10'9 x 8'6

First floor landing

Bedroom 1

11'4 x 12'2

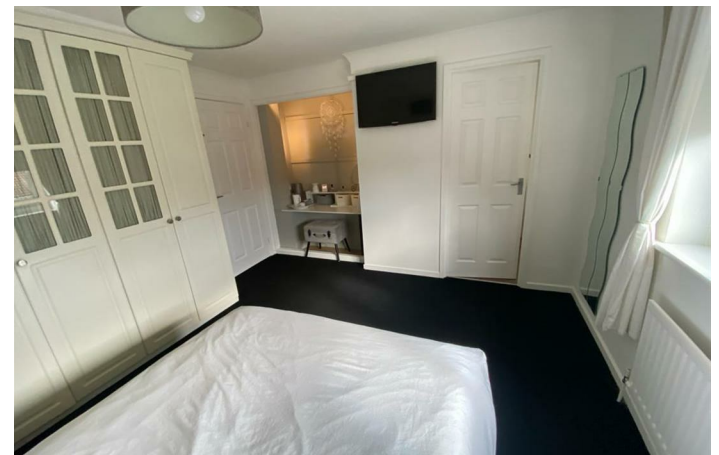
Bedroom 2

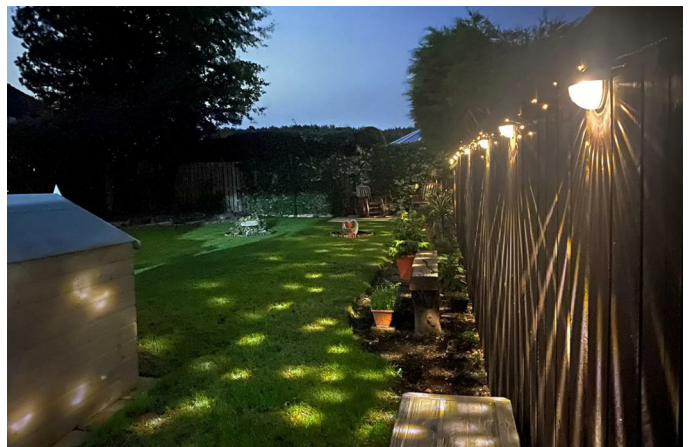
11'4 x 7'2

Bedroom 3

8'5 x 8'13

Bathroom/WC





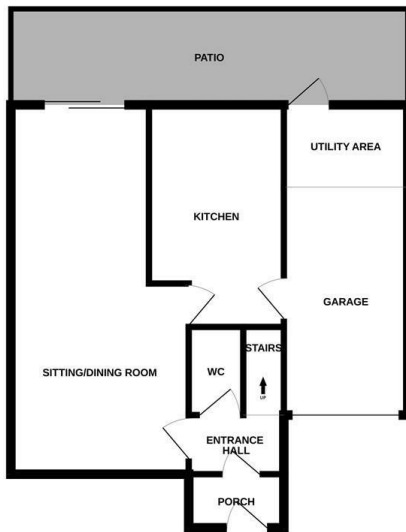
Local Authority Northumberland County Council
Council Tax Band
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		78	81

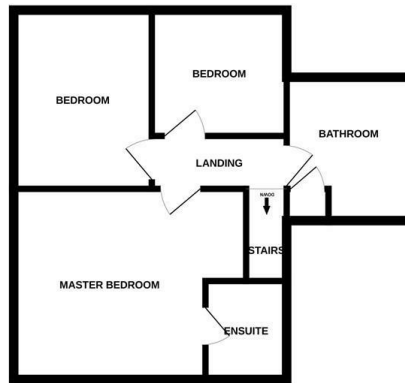
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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