

# *Asking price of £595,000 Freehold*

*Flamingo Close, Hatfield, AL10 9LU*



- **Detached House**
- **Five Bedrooms**
- **Two with En-suite**
- **Lounge**
- **Dining Room**
- **Kitchen / Breakfast Room**
- **Family Bathroom & Cloakroom**
- **Drive for Two Cars**

Detached family home is situated within a cul-de-sac location on the popular Salisbury Village area on the edge of Hatfield with VIEWS to the front over ELLENBROOK FIELDS open space. Local shops, supermarkets, David Lloyd Gymnasium and the Hatfield Business Park are all located nearby. The accommodation which is based over three floors comprises on the ground floor of entrance hall, ground floor cloakroom, lounge, dining room and kitchen breakfast room with freestanding gas range and built in washing machine and fridge / freezer. The first comprises of landing and four bedrooms (two double and two single), one with en-suite shower room and family bathroom. The second floor consists of a landing with study area and a spacious dual aspect main bedroom with en-suite shower room. Exterior features include front and rear gardens, driveway with parking for two cars, a single garage with an electric up and over door and a partitioned bonus room to the rear (previously used as a music room). Other notable features include gas central heating to radiators and double glazed doors and windows (multi paned effect).

[www.raineandco.com](http://www.raineandco.com)



# *Flamingo Close, Hatfield, AL10 9LU*

## **Entrance Hall**

Via a half frosted multi paned effect front door. Stairs to first floor with under stairs storage cupboard. Concealed radiator. Wood effect flooring. Panelled effect doors to:

## **Ground Floor Cloakroom**

Low level W.C. Pedestal wash hand basin with mixer tap. Double radiator. Wood effect flooring. Part tiled walls. Frosted double glazed multi paned effect window to front.

## **Lounge**

Three double radiators. Two double glazed multi paned effect window to front. Multi paned double doors to:

## **Dining Room**

Double radiator. Double glazed multi paned effect French doors with matching side windows to rear. Doorway to:

## **Kitchen / Breakfast Room**

Comprising a range of matching wall and base units, some with glazed fronts and work surfaces over and insert single drainer one and a half bowl sink unit with mixer tap. Part mosaic effect tiled walls. Freestanding eight ring gas range overhead filter hood. Built in concealed washing machine and fridge/freezer. Plumbing for dishwasher. Concealed wall mounted boiler. Down lighters. Tiled floor. Double radiator. Double glazed multi paned effect window to rear. Half double glazed multi paned effect door to rear garden.

## **First Floor Landing**

Stairs to second floor. Double radiator. Double glazed multi paned effect window to side. Panelled effect doors to:

## **Bedroom Two**

Range of fitted built in wardrobes. Double radiator. Double glazed multi paned effect window to rear. Panelled effect door to:

## **En-Suite Shower Room**

Comprising a fully tiled shower cubicle with glazed screens, door and shower. Low level W.C. Pedestal wash hand basin with mixer tap. Down lighters. Extractor fan. Double radiator. Frosted double multi paned effect window to side.

## **Bedroom Four**

Double radiator. Double glazed multi paned effect window to front.

## **Bedroom Three**

Range of fitted built in wardrobes. Two double radiators. Two double glazed multi paned effect windows to front.

# Flamingo Close, Hatfield, AL10 9LU

## Bedroom Five

Double radiator. Double glazed multi paned effect window to rear.

## Family Bathroom

Comprising a panel enclosed bath with mixer tap. Low level W.C. Pedestal wash hand basin with mixer tap. Down lighters. Extractor fan. Double radiator. Frosted double multi paned effect window to side.

## Second Floor Landing / Study Area

Double glazed multi paned effect window to side and front. Airing cupboard. Panelled effect door to:

## Bedroom One

Range of fitted built in wardrobes. Double radiator. Hatch to loft. Double glazed multi paned effect window to front. Double glazed Velux to rear. Panelled effect door to:

## En-Suite Shower Room

Comprising a fully tiled double shower cubicle with glazed screens, door and shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and drawers and cupboards under. Down lighters. Extractor fan. Double radiator. Frosted double glazed Velux window to rear.

## Front Garden

Mainly laid to lawn with flower beds to borders and range of bushes and shrubs. Path and steps up to front door. Gated pedestrian side access to rear garden. Driveway providing off street parking for two giving access to:

## Garage

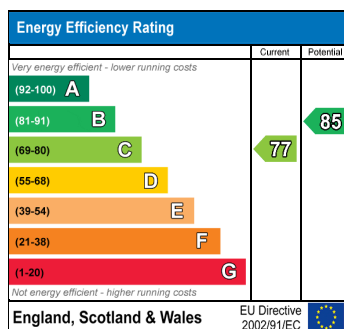
Single with electric up and over door. Light and power. Possible eaves storage. Door to:

## Bonus Room

Previously used as a music room. Plastered walls. Light and power. Half double glazed multi paned effect door to:

## Rear Garden

REAR GARDEN: Paved patio area with power points, exterior lighting and cold water tap. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Raised decked area. Garden shed.



## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

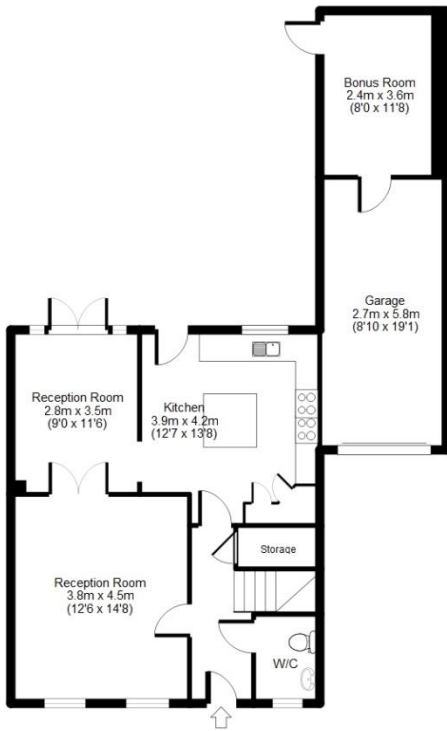


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

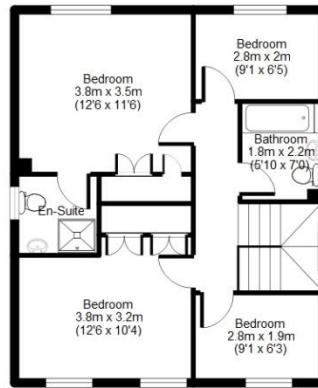
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves. From June 2017, In line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

## Flamingo Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1864 sq. ft / 173 sq. m incl Garage



Ground Floor



First Floor



Second Floor

For identification purposes only  
Measurements are approx and not to scale