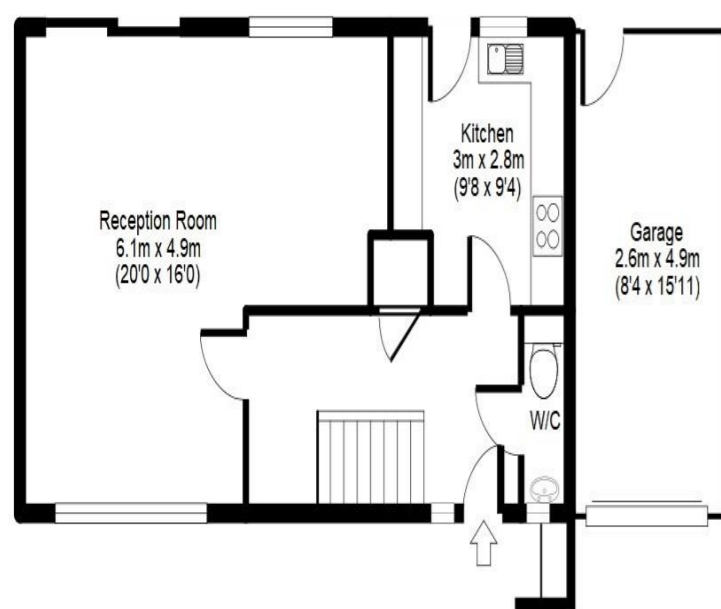
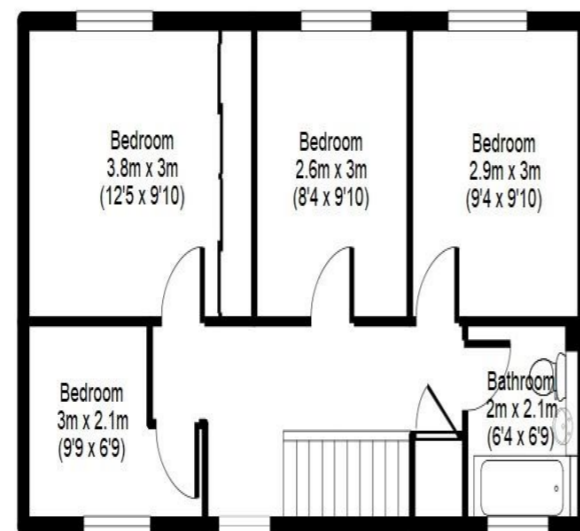


The Paddock, Hatfield, AL10

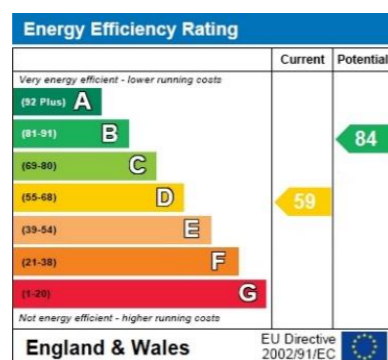
APPROX GROSS INTERNAL FLOOR AREA: 980 sq. ft / 91 sq. m not incl Garage



Ground Floor



First Floor



For identification purposes only
Measurements are approx and not to scale

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 purpose. The agent has not had sight of the Title documents. Referenced 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.

The Paddock, Hatfield Freehold Price £525,000



DETACHED HOUSE IN POPULAR CUL-DE-SAC. Ideal family home situated between Hatfield Town Centre and the business park as well as being close to local facilities, schools and The Galleria Shopping Centre.

- Detached Family Home
- Well Presented
- Cul-De-Sac Location
- Four Bedrooms
- Lounge /Dining Room
- Refitted Kitchen & Bathroom
- Front & Rear Gardens
- Own Driveway for 2 Cars
- Garage





Entrance Porch

Low level bin store. Exterior lighting. Tiled floor. Frosted double glazed door to:

Entrance Hall

Stairs to first floor. Storage cupboard. Single radiator. Wood effect flooring. Frosted double glazed window to front. Multi paned door to kitchen, panelled effect doors to lounge and:

Ground Floor Cloakroom

Comprising a low level W.C with concealed cistern. Vanity unit with wash hand basin, mixer tap and cupboard under. Part tiled walls. Tiled floor. Frosted double glazed window to front.

Kitchen

Comprising a range of matching refitted wall and base units with work surfaces over and inset single bowl, single drainer sink unit with mixer tap. Part tiled walls. Built in Bosch gas hob with overhead filter hood and Bosch oven under. Built in concealed dishwasher. Plumbing for washing machine. Space for up right fridge/freezer. Kick space heater. Glazed frosted sliding serving hatch to dining room. Double glazed window to rear. Double glazed door to rear garden.

Lounge

Double radiator. Dual aspect with double glazed picture window to front and double glazed patio doors to rear garden. Opening to:

Dining Area

Single radiator. Double glazed picture window to rear.

First Floor Landing

Airing cupboard housing wall mounted combi boiler. Access to loft. Downlighters. Double glazed part frosted picture window to front. Doors to:

Bedroom One

Built in cupboard to one wall with four mirrored sliding doors. Single radiator. Double glazed part frosted picture window to rear.

Bedroom Two

Single radiator. Double glazed window to rear.

Bedroom Three

Single radiator. Double glazed window to rear.

Bedroom Four

Single radiator. Double glazed window to front.

Bathroom

A refitted suite comprising of a panel enclosed bath with swan neck mixer tap and hand shower attachment, additional separate shower over with a rainwater head. Low level W.C. Tiled shelf with part inset wash hand basin with mixer tap. Part tiled walls. Downlighters. Heated towel rail. Frosted double glazed window to front.

Front Garden

Laid to lawn with flower beds and a range of mature shrubs and bushes. Exterior lighting. Cold water tap. Path to gated side pedestrian access to rear garden. Own driveway providing off street parking for two cars and access to:

Single Garage

Metal up and over door. Light and power. Glazed pedestrian door to:

Rear Garden - Approx 44' Wide, 27' 10 Deep

Paved patio area and laid to lawn with flower beds to borders. A range of matures shrubs and bushes. Cold water tap. Exterior lighting and power point.

Agent's Note

Service Charge: £225.48 per annum to include, Gardening of communal areas and television aerial.

Further Details

The property is Freehold

Council Tax Band - Band E