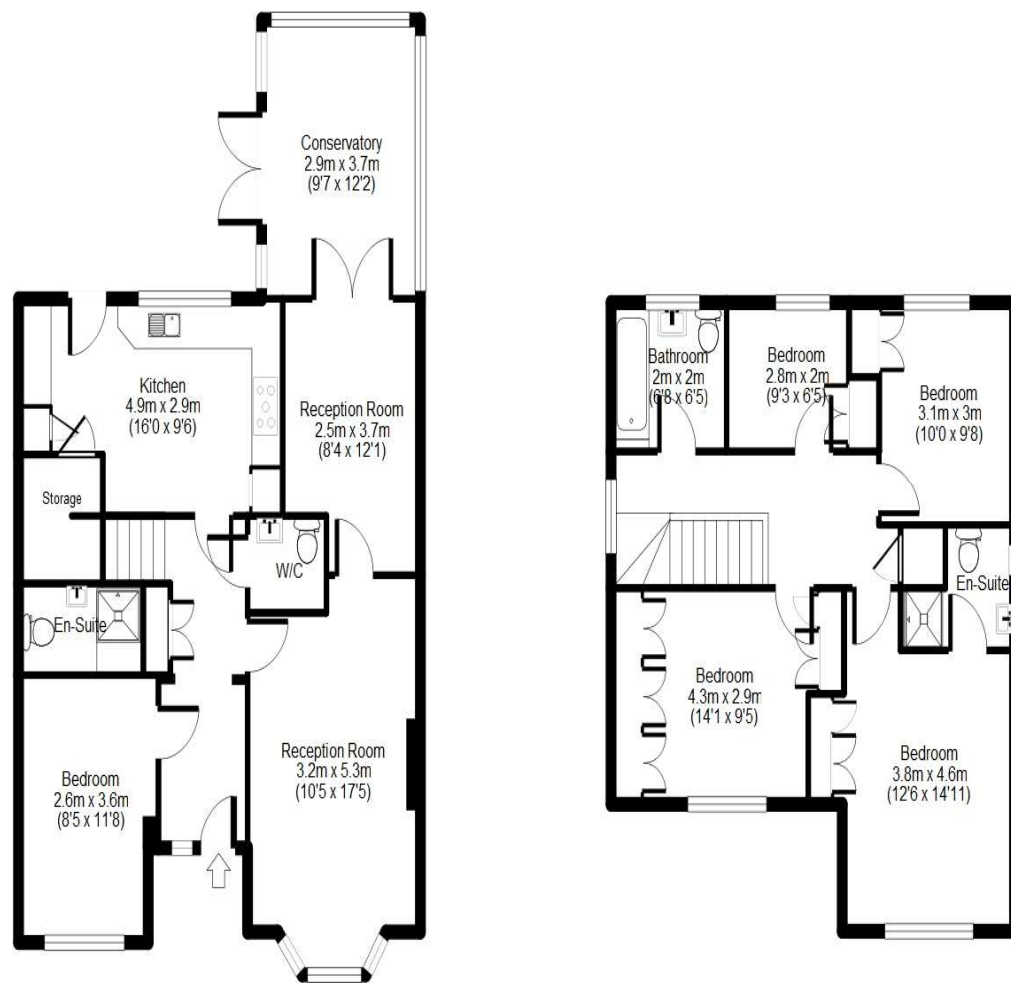


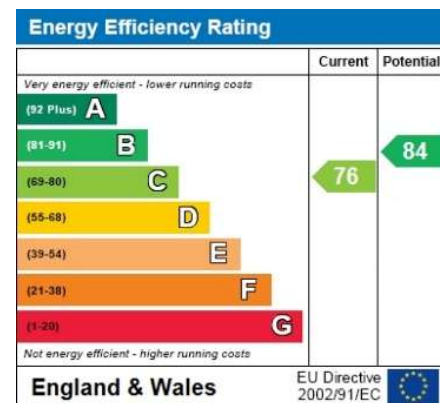
## Lavender Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1379 sq. ft / 128 sq. m



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.

## Lavender Close, Hatfield Freehold Price £685,000



REMODELLED & IMPROVED DETACHED HOUSE ideal family home situated in a cul-de-sac location on the edge of Hatfield within the POPULAR HATFIELD GARDEN VILLAGE close to countryside, open space, access opposite, local shops, The Hatfield Business Park, Green Lanes School and

- Detached House
- Popular Hatfield Garden Village
- Four / Five Bedrooms
- Two En-Suites
- Family Bathroom
- Lounge & Separate Dining Room
- Conservatory with Air Conditioning
- Front & Rear Gardens
- Own Driveway for Two Cars





## Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Double cloaks cupboard. Laminate wood effect flooring. Single Radiator. Panelled effect doors to:

## Cloakroom

Refitted with a low level W.C. Vanity unit with mixer tap, drawer under and mosaic effect splash back. Extractor Fan. Double radiator. Ceramic tiled floor.

## Lounge

Double and single radiators. Feature fireplace with gas flame effect fire. Laminate wood effect flooring. Double glazed bay window to front. Multi paned door to:

## Dining Room

Single radiator. Laminate wood effect flooring. Double glazed French doors to:

## Conservatory

Brick base and solid roof with double glazed windows to sides and rear. Double glazed French Doors to Side. Hot and cold air conditioning unit. Laminate wood effect flooring with built in light.

## Study / Bedroom 5

Double radiator. Down lighters. Laminate wood effect flooring. Double glazed window to front. Panelled effect door to:

## En-Suite Shower Room

Refitted with a walk in fully tiled double shower cubicle with glazed screen and electric Mira shower unit. Low level W.C. Vanity unit with mixer tap and cupboard under housing water heater. Tiled walls. Extractor Fan. Down lighters. Ceramic tiled floor. Heated chrome effect towel rail.

## Kitchen / Breakfast Room

Refitted with a range of matching wall and base units, pull out larder and granite work surfaces over with inset drainer and single bowl sink unit and mixer tap. Part tiled walls. Built in five ring gas hob with extractor hood over and oven and grill under. Built in concealed dishwasher, upright fridge/freezer, washing machine and tumble dryer. Walk in larder/cupboard. Ceramic tiled floor. Double radiator. Double glazed window to rear. Half frosted double glazed door to rear garden.

## First Floor Landing

Airing cupboard. Single radiator. Access to part boarded loft housing wall mounted Worcester Bosch boiler. Frosted double glazed window to side. Panelled effect doors to:

## Bedroom One

Built in fitted triple wardrobes some with mirrored fronts. Single radiator. Laminate wood effect flooring. Double glazed window to front. Panelled effect door to:

## En-Suite Shower Room

Comprising a fully tiled double shower cubicle with folding glazed door and shower unit. Low level W.C. Vanity unit with mixer tap and cupboard under. Tiled walls. Extractor Fan. Shaver point. Downlighters. Ceramic tiled floor. Heated chrome effect towel rail. Frosted double glazed window to side.

## Bedroom Two

Three fitted double wardrobes to one wall plus additional fitted triple wardrobe. Single radiator. Laminate wood effect flooring. Double glazed window to front.

## Bedroom Three

Fitted double wardrobe. Single radiator. Laminate wood effect flooring. Double glazed window to rear.

## Bedroom Four

Fitted double wardrobe. Single radiator. Laminate wood effect flooring. Double glazed window to rear.

## Bathroom

Refitted with a panelled enclosed bath with mixer tap and electric Mira shower unit over. Low level W.C. Vanity unit with mixer tap and drawer under. Tiled walls. Extractor Fan. Downlighters. Ceramic tiled floor. Heated chrome effect towel rail. Frosted double glazed window to rear.

## Front Garden

Laid to lawn with a range of mature bushes to front. Own driveway providing off street parking for two cars. Path to front door and gated pedestrian side access to:

## Rear Garden - Approx 37'5

Easterly aspect with a paved patio rear and laid to lawn with flower beds to borders. A range of matures shrubs and bushes. Cold water tap. Exterior lighting. Side storage area. Garden shed.

## Further Details

The property is Freehold  
Council Tax Band - Band F

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**