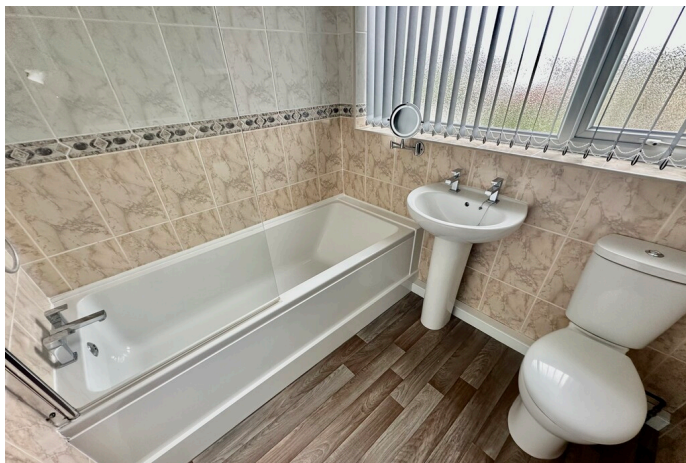






FANTASTIC EXTENDED SEMI-DETACHED HOME OFFERING LOVELY SPACIOUS LIVING ACCOMMODATION IN HATFIELD. A fabulous purchase for a family in a sought after DN7 location and now available for sale with no onward chain. The house briefly comprises of entrance porch, entrance hallway, living room, dining room, extended kitchen, utility room, stairs to the first floor landing, three bedrooms, bathroom, driveway, garage, front and rear gardens. CALL TODAY TO VIEW.



PORCH

5' 2" x 2' 9" (1.60m x 0.86m) The property is accessed via the front facing double glazed door to the porch, further single glazed door to the entrance hallway, side and front facing double glazed windows.

ENTRANCE HALL

6' 4" x 4' 6" (1.94m x 1.38m) L-shaped hallway with stairs to the first floor, front facing single glazed window, radiator, coving and internal door to the lounge.

LOUNGE

13' 1" x 16' 2" (4.01m x 4.94m) Fabulous lounge area with open access to the dining room, feature fireplace, radiator and front facing double glazed bay window.

DINING ROOM

8' 11" x 11' 2" (2.72m x 3.41m) Further reception space with open access to the extended kitchen, radiator, coving and door to the utility room.

KITCHEN

12' 3" x 8' 9" (3.74m x 2.68m) Lovely kitchen that benefits from a range of fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, radiator and two rear facing double glazed windows.

UTILITY ROOM

7' 2" x 11' 9" (2.20m x 3.60m) Spacious utility with fitted cabinetry, space for a fridge/freezer, storage cupboard beneath the stairs, side facing double glazed frosted door, side facing double glazed window, plumbing for a washing machine and space for a tumble dryer.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 3" x 11' 1" (2.21m x 3.38m) Providing access to all bedrooms/bathroom, storage cupboard, side facing double glazed window, radiator and a loft access point.







BEDROOM

9' 8" x 12' 4" (2.97m x 3.78m) Fantastic double bedroom with fitted mirror fronted wardrobes, coving, radiator and front facing double glazed window.

BEDROOM

8' 11" x 11' 3" (2.72m x 3.44m) Further spacious double bedroom with more fitted wardrobes, radiator, coving and rear facing double glazed window.

BEDROOM

6' 7" x 9' 6" (2.01m x 2.90m max) Third single bedroom with built in storage above the stairs, front facing double glazed window. and a radiator.



BATHROOM

7' 1" x 6' 0" (2.16m x 1.84m) Nicely presented bathroom comprising of a low flush WC, wash hand basin, bath with glass shower screen mounted above, shower unit, tiled walls, heated towel radiator and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Double gates lead to the driveway providing off street parking, central lawn, hedge/bushes to the front and open access to the garage/rear garden.

GARAGE

Single oversize detached garage with up and over door.

REAR GARDEN

Lovely long rear garden with lawn, paved patio, paved path, mature trees including apple tree, mixed bushes and partial fence enclosure.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

INSTALLATION DATE: 2022 BOILER AND NEW

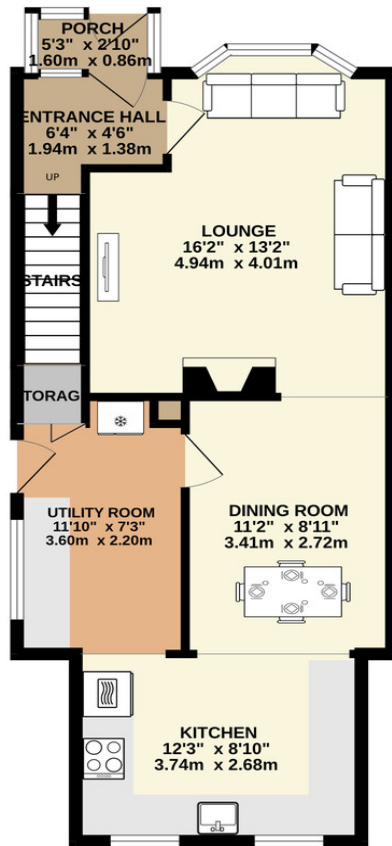
RADIATORS

LAST SERVICE: 2026

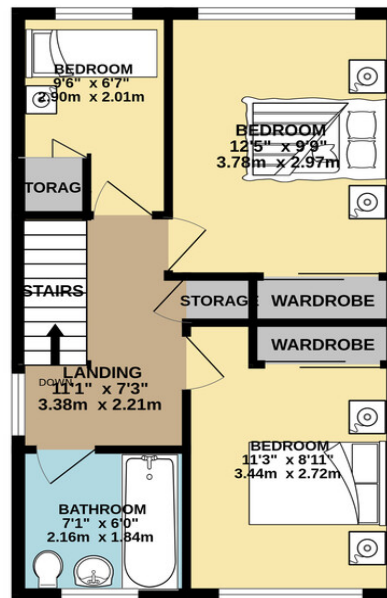
ELECTRICS: UPDATED IN 2022

SERVICES: MAINS

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		