

Astwick Manor, Hatfield



**Approx. Gross Internal Floor Area 1176 sq. ft / 109.25 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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 particular 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.

## Astwick Manor, Coopers Green Lane, Hatfield Leasehold £459,995



An elegant 2 bedroom ground floor apartment in a stunning period manor. Set behind electric gates with private patio, parking, and beautiful grounds. Features a large kitchen, conservatory, spacious lounge, and en-suite master bedroom. A rare blend of character and modern comfort.

- CHAIN FREE
- Set within a beautiful period manor with extensive landscaped grounds
- Private electric gate entry with keypad access
- Plenty of storage
- Allocated parking space on gravel driveway
- Conservatory opening directly to the patio
- Private patio overlooking communal gardens
- Elegant master bedroom with en-suite bathroom
- Character features blended seamlessly with modern comforts
- A rare opportunity to live in a historic manor





### Outside

Accessed via secure electric gates with keypad entry, a sweeping gravel driveway leads to the residents' car park, where the flat benefits from one designated space. The property enjoys its own private patio area, perfectly positioned to overlook the expansive communal gardens.

### Communal Entrance

With a characterful hard wood main door, the communal hallway is both spacious and welcoming, featuring fitted carpet, high ceilings, and period detailing in keeping with the manor's character. A wide staircase rises to the upper floors, while a rear door provides direct access to the beautiful communal grounds.

### Entrance Hall

Carpeted hallway with doors leading to all rooms, including bathroom, kitchen, both bedrooms, and lounge. Features a radiator, entry phone system, and a storage cupboard for convenience.

### Family Bathroom

Finished with tiled flooring and part tiled walls, this well presented bathroom includes a wc, pedestal wash hand basin, and a panel enclosed bath with shower attachment. Radiator with heated towel rail and extractor fan.

### Master Bedroom

Spacious and elegant, featuring carpeted flooring, radiator, two built in wardrobes, and a bay window to the front. A private door leads to the en suite bathroom.

### En Suite

Fully tiled with modern fittings including wc, bidet, panel enclosed bath with shower attachment and disabled access door, vanity unit with mixer tap, radiator with heated towel rail, and extractor fan.

### Secondary Bedroom

A comfortable double room with carpeted flooring, two built in wardrobes, a front aspect bay window, radiator, and wall mounted trouser press — ideal for guests or home office use.

### Kitchen

Beautifully presented and thoughtfully designed, the kitchen features tiled flooring, part tiled walls, and a range of matching base and eye level units, complemented by granite worktops and tiled splashbacks. It includes an integrated fridge/freezer, gas oven and hob with extractor hood, and a stainless steel sink with drainer, rinsing bowl, and mixer tap. A window looks through to the conservatory, filling the room with natural light, while a door provides direct access to the conservatory, creating an easy flow between the indoor and outdoor spaces.

### Conservatory

Enjoying views of the garden, this bright conservatory includes tiled flooring, a radiator, and French doors opening directly to the private patio. Perfect for entertaining or relaxing.

### Lounge

A bright and inviting reception room with a large rear window overlooking the gardens. Features include carpeted flooring, two radiators, and a charming electric fireplace, offering a cosy focal point for the property.

### Further Details

The property is Leasehold  
Council Tax Band - Band E

**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.**