

Briars Close, Hatfield, AL10 8DQ

House - Semi-Detached | 3 Bedrooms

£300,000 Freehold

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Entrance Hall
Entrance Hall consisting of front door, radiator and under stair cupboard. Doors to:

Kitchen
13'5" x 10'9"
Comprising a range of wall and base mounted cupboards with works surfaces over. Inset one & a half bowl single drainer sink unit with mixer tap and splash back tiling. Four ring gas hob with wall mounted single cavity electric oven. Space for upright fridge/freezer & dishwasher/washing machine. Wall mounted boiler. Double glazed window and sliding patio door leading to the garden.

Utility / Outbuilding
15'0" x 6'9"
Leading on from the kitchen. Single glazed window & door to front & rear.

Lounge
13'5" x 11'10"
Double glazed window to front and double radiator.

Landing
Doors to following

Main Bedroom
11'5" x 13'4" (into fitted wardrobes)
Double glazed windows to side and rear, range of fitted wardrobes and radiator.

Bedroom 2
11'10" x 6'9"
Double glazed window to front, built in cupboard housing the hot water cylinder, radiator.

Bedroom 3
11'11" x 6'4"
Radiator and double glazed window to front.

Bathroom
Comprising of panel enclosed bath with shower over. Part tiled walls, pedestal wash hand basin and double-glazed window to side.

Separate WC
Low level WC and frosted double glazed window to side.

Exterior

Front Garden
Path to front door. Laid to lawn

Rear Garden
Patio area with path to rear. Remainder lawn with inset flower beds with range of mature shrubs.

Viewing
Contact Larkham & Pike on 01707 260707

