



Sparrowhawk Place, Hatfield AL10 9UR



welcome to

Sparrowhawk Place, Hatfield

Situated in a quiet cul-de-sac within the highly sought-after Birds & Trees area of Hatfield, this immaculately presented, bright and spacious four double bedroom end-of-terrace home offers versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall with cloakroom, a generous dual-aspect living room filled with natural light, a modern fitted kitchen, and a separate dining room featuring French doors that open directly onto the rear garden—ideal for family living and entertaining. On the first floor, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom also features fitted wardrobes and is served by a well-appointed family bathroom. The top floor provides two further spacious double bedrooms, both with fitted wardrobes, along with a modern shower room, making this level perfect for guests, older children, or home working. Externally, the property boasts a low-maintenance rear garden, a driveway providing parking for three vehicles, and an additional allocated parking bay. Conveniently located, the home offers easy access to local shops and amenities, well-regarded schools, Hatfield Town Centre, and excellent road links including the A1(M).



Cloakroom

Tiled flooring, W/C, wash hand basin, radiator.

Lounge

Dual aspect windows, carpet, radiator.

Dining Area

Double glazed window, French doors to garden, wooden flooring, radiator.

Kitchen

Wall and base units, sink/drain, integrated dishwasher/fridge freezer, electric oven, gas hob, washer/dryer, extractor fan.

Landing

Carpet, airing cupboard.

Bedroom One

Dual aspect windows, carpet, radiator, built in wardrobe, TV point.

En-Suite

Tiled flooring, shower cubicle, heated towel rail, W/C, wash hand basin.

Bedroom Two

Double glazed window, carpet, radiator, TV point.

Bathroom

Double glazed window, heated towel rail, wash hand basin, W/C, bath.

Bedroom Three

Velux window, double glazed window, carpet, radiator, built in wardrobe, TV point.

Bedroom Four

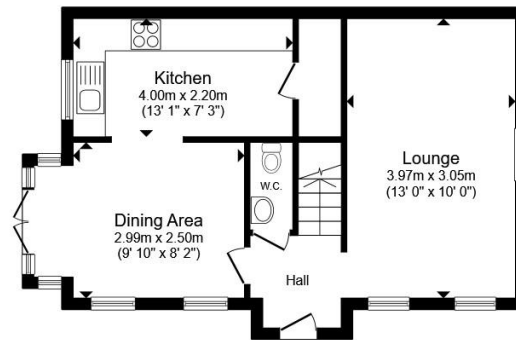
Dual aspect windows, carpet, built in wardrobes, TV points.

Jack & Jill Shower Room

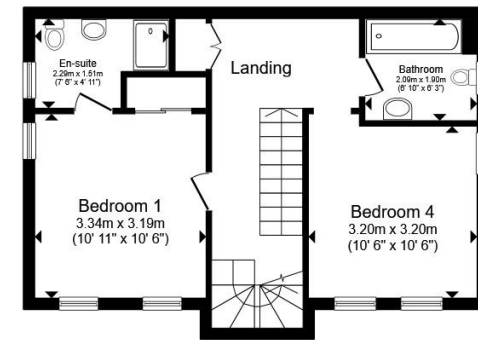
Shower cubicle, shaver point, wash hand basin, W/C, heated towel rail.

Estate Management Charge:

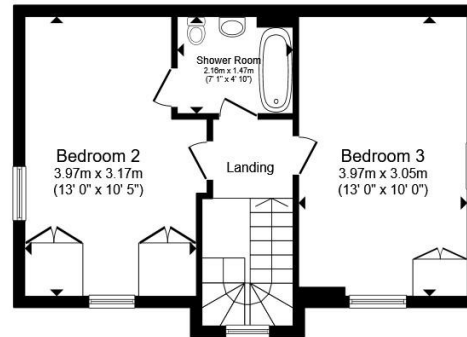
£200-300 per annum



Ground Floor



First Floor



Second Floor

Total floor area 132.6 m² (1,427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Sparrowhawk Place, Hatfield

- Four Bedroom Town House
- Three Bathrooms and Downstairs Cloakroom
- Driveway For Three Cars & Allocated Space
- Lounge & Separate Dining Room
- End of Terrace

Tenure: Freehold EPC Rating: C
Council Tax Band: E



£535,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN109740 - 0003

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