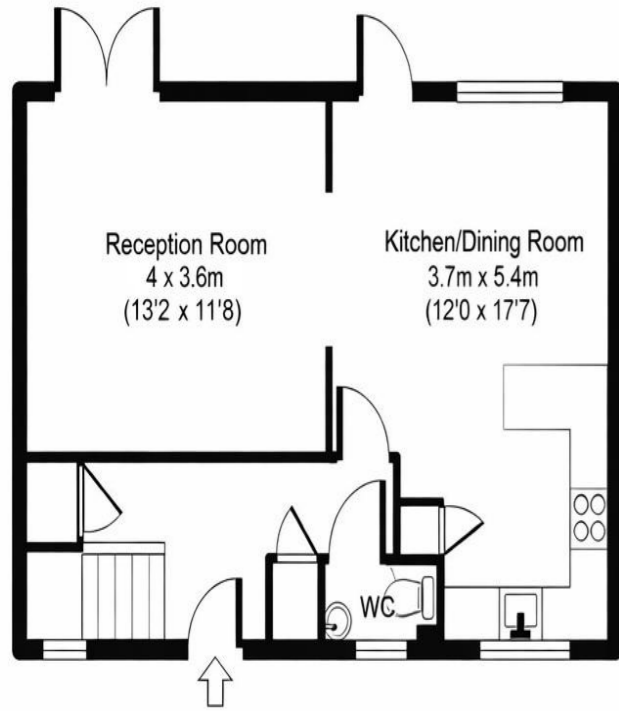
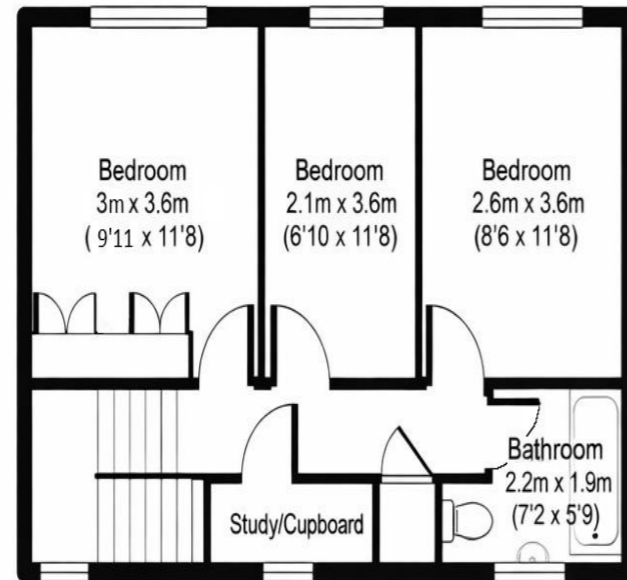


The Sidings, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 887 sq. ft / 82 sq. m

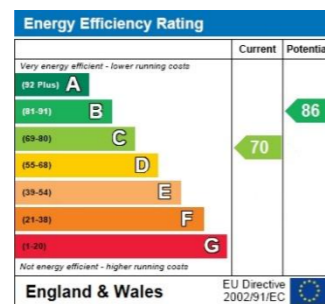


Ground Floor



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 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.

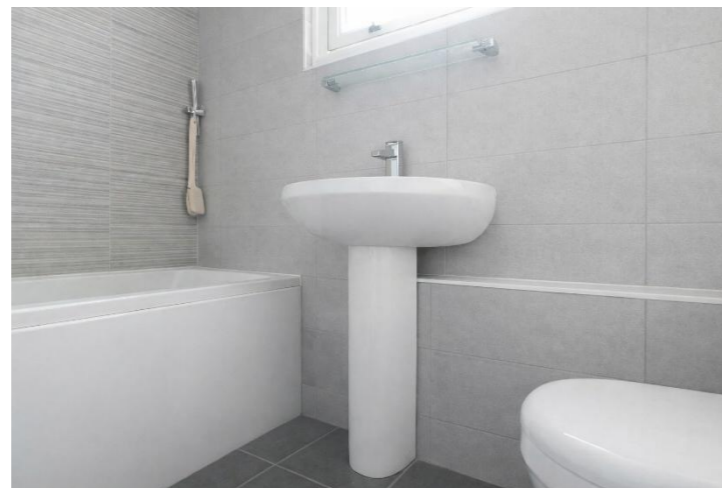
The Sidings, Ellenbrook, Hatfield, Freehold Offers in Excess of £375,000



Chain free and situated in the highly sought after Ellenbrook area of Hatfield, this well presented three bedroom family home offers a separate lounge and dining room, a pleasant rear garden and unrestricted on street parking, all within easy reach of local amenities and transport links.

- Chain Free Family Home
- Highly Sought After Ellenbrook Location
- Three Well Proportioned Bedrooms
- Separate Lounge And Dining Room
- Spacious Kitchen With Utility Storage
- Ground Floor Cloakroom/WC
- Private Rear Garden With Patio Area
- Unrestricted On Street Parking
- Ideal For First Time Buyers And Families
- Convenient Access To Schools, Amenities And Transport Links





Offered to the market chain free and situated within the ever popular Ellenbrook area of Hatfield, this well presented three bedroom mid terrace home offers spacious and practical accommodation perfectly suited to modern family living.

The property is arranged over two floors and provides well balanced living space throughout. The ground floor features a bright and spacious kitchen with a range of base and eye level units, oak work surfaces, integrated appliances and tiled walls, opening into a dedicated dining area that enjoys direct access to the rear garden, making it an ideal space for both everyday family life and entertaining guests.

Complementing this is a separate lounge, providing a cosy and inviting reception room with pleasant views over the garden, while a useful ground floor cloakroom/WC and additional utility storage add further practicality to the accommodation.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes and excellent natural light. The family bathroom is fully tiled and comprises a panel enclosed bath with electric shower over, pedestal wash hand basin and heated towel rail.

Externally, the property enjoys a private rear garden which is mainly laid to lawn with a patio seating area, garden shed and rear access, creating an excellent outdoor space for families and summer entertaining. To the front is a small garden and additional storage facilities. A further benefit is the unrestricted on street parking available directly outside with no permit restrictions.

The Sidings occupies a desirable position within the highly regarded Ellenbrook development, offering excellent access to local shops, well regarded schools, transport links, Hatfield town centre and the A1(M). The property will appeal to a wide range of purchasers including first time buyers, families, downsizers and investors alike.

Entrance Hall

Wood laminate flooring with a radiator and double glazed window to the front aspect. Stairs rise to the first floor with useful under stair storage. Doors lead to the kitchen and dining area, WC and a utility cupboard.

Ground Floor Wc

Fitted with tiled flooring and fully tiled walls. Comprising a low level flush wc and wall mounted sink. Double glazed opaque window to the front aspect.

Open Plan Kitchen / Diner

Kitchen Area

Fitted with a range of base and eye level units with oak work surfaces and fully tiled walls. Tiled flooring and a double glazed window to the front aspect. Stainless steel sink with mixer tap and drainer. Appliances include an induction hob with extractor over, fan oven and integrated dishwasher, with space for a fridge.

Diner Area

Wood laminate flooring with radiator and double glazed window overlooking the rear garden. A door provides direct access to the garden and a walkway leads through to the lounge.

Lounge

A comfortable reception room accessed from the dining area, offering space for seating and enjoying a pleasant outlook over the rear garden through a double glazed window.

Landing

Carpeted landing with doors leading to all bedrooms and the bathroom. Storage cupboard and airing cupboard.

Bedroom One

Carpeted double bedroom with radiator and double glazed window to the rear aspect. Fitted wardrobe.

Bedroom Two

Carpeted bedroom with radiator and double glazed window to the rear aspect. Fitted wardrobe and loft hatch access.

Bedroom Three

Carpeted bedroom with radiator and double glazed window to the rear aspect. Fitted wardrobe.

Bathroom

Fully tiled bathroom with tiled flooring and walls. Comprising a low level flush wc, pedestal sink with mixer tap, and panel bath with electric shower over. Heated towel rail and double glazed opaque window to the front aspect.

Outside

The property benefits from a small front garden with access to outdoor storage and the front entrance door. On street parking is available without permit restrictions.

The rear garden is mainly laid to lawn and includes a patio seating area, a paved pathway leading to the rear access, and a garden shed providing additional outdoor storage.

Further Details

The property is Freehold
Council Tax Band - Band D

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.