





Property Description

Set within a peaceful residential cul de sac, Gorseway is an attractive and versatile modern home offering bright, spacious accommodation ideally suited to family living.

The entrance hall leads through to a generous open plan living and dining area, flooded with natural light and providing an excellent space for relaxing or entertaining. The contemporary fitted kitchen is finished to a high standard, featuring integrated appliances, underfloor heating and ample storage, making it both stylish and practical for everyday use.

To the ground floor, there is a versatile study/fourth bedroom, perfect for use as a home office, guest room or playroom. This is complemented by a downstairs WC/utility area, with existing plumbing in place and potential to install a shower if desired.

The first floor comprises three well proportioned bedrooms, all tastefully finished, alongside a modern family shower room with quality fittings and a sleek, contemporary design.

Externally, the property benefits from a private, fully enclosed rear garden, ideal for children, outdoor dining and entertaining. Allocated off street parking is provided, along with ample visitor parking nearby.

The home is conveniently located within approximately 0.2 miles of Green Lanes Pre

& Primary School and is well placed for Hatfield Business Park, The Galleria shopping and leisure complex, Hatfield railway station, and major road links including the A1(M) and M25.

Kitchen

13' 1" x 10' 3" (3.99m x 3.12m)

Lounge/ Dining Room

21' 10" max x 14' 6" max (6.65m max x 4.42m max)

Study

8' 11" x 7' 5" (2.72m x 2.26m)

Bedroom 1

12' 6" max x 8' 6" max (3.81m max x 2.59m max)

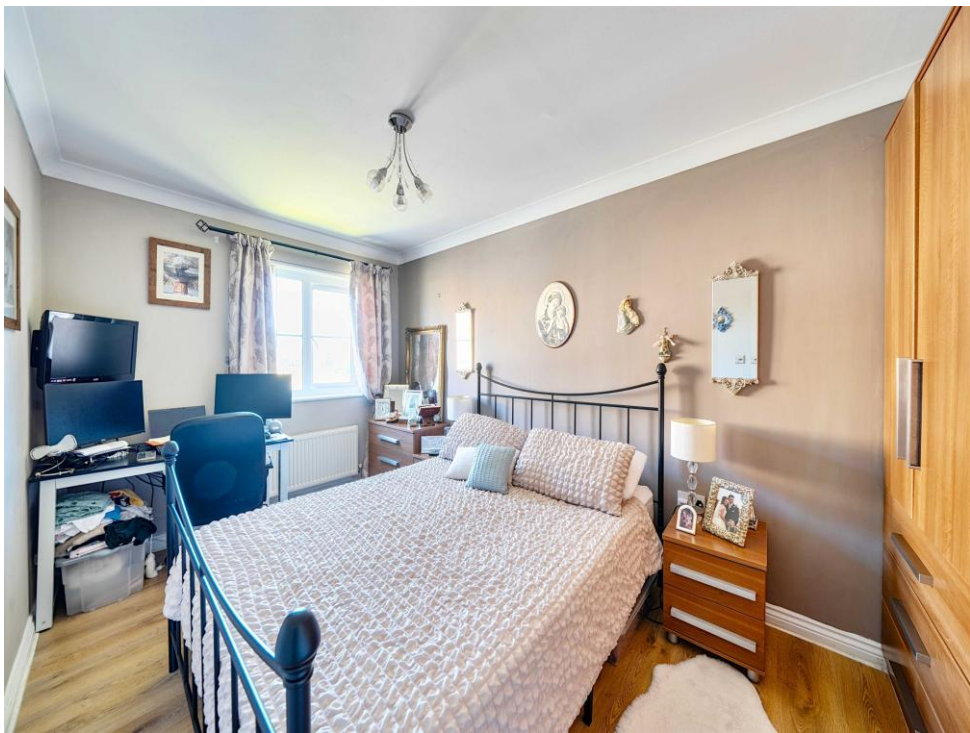
Bedroom 2

14' 7" max x 8' 6" max (4.45m max x 2.59m max)

Bedroom 3

9' 3" x 5' 9" (2.82m x 1.75m)



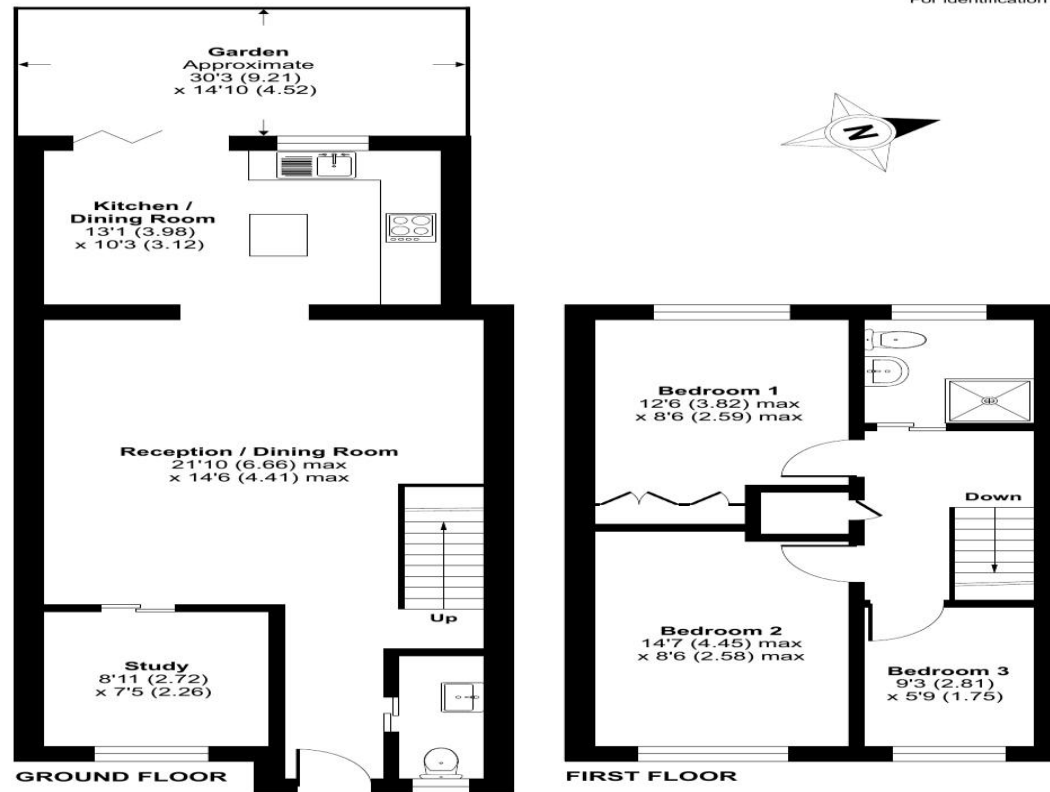




Gorseway, Hatfield, AL10

Approximate Area = 981 sq ft / 91.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1450971

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307727



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