



Connells

Mulberry Mead  
Hatfield Garden Village



## Property Description

Situated in the ever popular Hatfield Garden Village, this well presented three bedroom detached home offers spacious and versatile accommodation throughout.

The property benefits from new carpets throughout, creating a fresh and welcoming feel from the moment you step inside. The accommodation includes a bright and comfortable living space, a well arranged kitchen area and the added convenience of two bathrooms, and a WC.

Upstairs offers three well proportioned bedrooms, ideal for families, professionals working from home or those needing additional space.

Externally, the property benefits from a private driveway providing off street parking along with a garage, offering excellent storage or further potential. The home sits within this highly desirable development known for its green open spaces, community feel and excellent access to local amenities, schools and transport links.

This fantastic property would make an ideal family home in one of Hatfield's most sought after locations.

## Entrance Hall

A welcoming entrance hall with a front-facing door with glass allowing for natural light. Providing access to the ground floor

accommodation, built in cupboard and stairs rising to the first floor.

## Kitchen

9' 11" x 7' ( 3.02m x 2.13m )

A well-appointed kitchen positioned to the front of the property, featuring a window allowing for natural light. Fitted with a range of wall and base units with ample worktop space and room for appliances.

## Lounge/ Diner

17' 7" x 14' 11" ( 5.36m x 4.55m )

A spacious and bright open plan lounge/dining room located to the rear of the property, benefiting from large patio doors providing views and access to the garden, allowing for plenty of natural light throughout. The room offers ample space for both living and dining furniture, making it ideal for relaxing and entertaining. Understairs cupboard offering further storage space.

## Cloakroom/ Wc

Fitted with a low-level WC and wash hand basin, conveniently located off the hallway.

## Bedroom 1

11' 5" x 9' 7" ( 3.48m x 2.92m )

A spacious principal bedroom positioned to the front of the property, benefiting from two windows allowing for plenty of natural light and a bright, airy feel. The room offers ample space for bedroom furnishings and further benefits from two double built in wardrobes, providing excellent built-in storage. Access

leads through to a private en-suite.

### En-Suite

9' 6" x 3' 3" ( 2.90m x 0.99m )

Fitted with a suite comprising a shower enclosure, low-level WC and wash hand basin. A well-presented and practical addition to the main bedroom.

### Bedroom 2

10' 10" x 8' 11" ( 3.30m x 2.72m )

A well-proportioned double bedroom overlooking the rear aspect via a large window, allowing for plenty of natural light. The room comfortably accommodates bedroom furniture and offers a versatile space for family or guests.

### Bedroom 3

8' 10" x 6' 7" ( 2.69m x 2.01m )

A third bedroom with a rear-facing window, making it a bright and functional space. Ideal for use as a child's bedroom, nursery or home office.

### Shower Room

8' 1" x 5' 1" ( 2.46m x 1.55m )

A modern, compact shower room featuring a walk-in shower, sink with vanity, and toilet, all arranged for efficient use of space.

### Garage

17' 2" x 9' 8" ( 5.23m x 2.95m )

Integral garage with up and over door, offering excellent storage or parking. Potential for conversion subject to the usual consents.









Total floor area 95.1 m<sup>2</sup> (1,023 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: E

Tenure: Freehold

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