



**Selwyn Drive, Hatfield AL10 9NH**

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## **Selwyn Drive, Hatfield**

Located on the sought-after western edge of Hatfield, this beautifully presented four bedroom 1930s-style semi-detached home offers spacious and versatile living in the popular Ellenbrook area. Surrounded by countryside and conveniently close to Hatfield Business Park and The Galleria Shopping Centre, this property is ideal for families and professionals alike. Downstairs offers a welcoming entrance hall that leads to a bright and airy lounge, a modern kitchen/diner ideal for entertaining, and a practical utility room. The ground floor also features a contemporary shower room and a fully equipped cinema room for ultimate relaxation. Upstairs, the main bedroom benefits from an en-suite, while three further bedrooms offer ample space for family, guests, or home office use. A stylish family bathroom and separate WC complete the first floor. Outdoors offers a spacious rear garden perfect for summer gatherings, complete with a patio area and a dedicated children's play zone. The front of the property offers off-street parking for up to three cars.



### Entrance Hall

Wooden flooring, radiator.

### Shower Room

Tiled flooring, walk-in shower, W/C, wash hand basin.

### Lounge

12' 2" x 11' 3" ( 3.71m x 3.43m )

Bay window, double glazed window to front, wooden flooring, log burner.

### Kitchen/Diner

24' 9" x 17' 9" ( 7.54m x 5.41m )

Bi-fold doors, porcelain tiled flooring, underfloor heating, island, integrated double oven/dishwasher/gas hob, velux windows.

### Utility Room

6' 1" x 5' 9" ( 1.85m x 1.75m )

Sky light, tiled flooring wash hand basin, worktops.

### Cinema Room

15' 4" x 7' 7" ( 4.67m x 2.31m )

Carpet, fully acoustic.

### Bedroom One

16' 6" x 9' 3" ( 5.03m x 2.82m )

Velux window, Juliet balcony, carpet, wall radiator.

### En-Suite

Tiled flooring, bath, walk-in shower, wash hand basin, bath, W/C, heated towel rail.

### Bedroom Two

13' 4" x 9' 5" ( 4.06m x 2.87m )

Bay window, carpet, built in wardrobes, radiator.

### Bedroom Three

11' 3" x 8' 9" ( 3.43m x 2.67m )

Double glazed window to rear, carpet, built in storage/wardrobes, radiator.

### Bedroom Four

7' 7" x 7' 2" ( 2.31m x 2.18m )

Double glazed window to front, carpet, radiator.

### Bathroom

Double glazed window, lino flooring, bath with shower over, wash hand basin.

### Separate W/C

Double glazed window, W/C, wash hand basin.

### Rear Garden

Large rear garden, patio with seating area, children's play area.



Ground Floor



First Floor



Second Floor

Total floor area 132.3 m<sup>2</sup> (1,424 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.focalagent.com](http://www.focalagent.com)



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## Selwyn Drive, Hatfield

- Four Generously Sized Bedrooms
- Downstairs Shower Room and Utility Room
- Dedicated Cinema Room
- Off-Street Parking for Three Vehicles
- Large Rear Garden with Patio and Children's Play Area

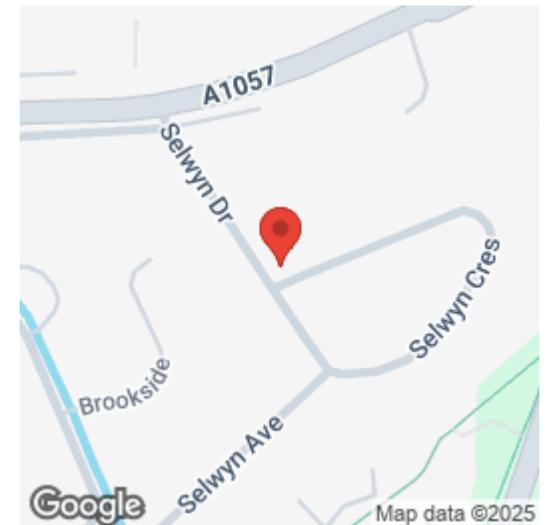
Tenure: Freehold EPC Rating: D

Council Tax Band: E



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Please note the marker reflects the postcode not the actual property



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