



Springfield Avenue, Hatfield, DN7

£160,000



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Set on a quiet street in Hatfield, this well-presented two-bedroom home offers comfortable, modern living with a layout that makes the most of its space.

You enter through a welcoming hallway that leads into a bright, open-plan living and dining area. The large front window fills the room with natural light, creating an inviting space for relaxing or entertaining. The neutral décor keeps it feeling fresh and easy to make your own, while a useful under-stairs cupboard adds practical storage.

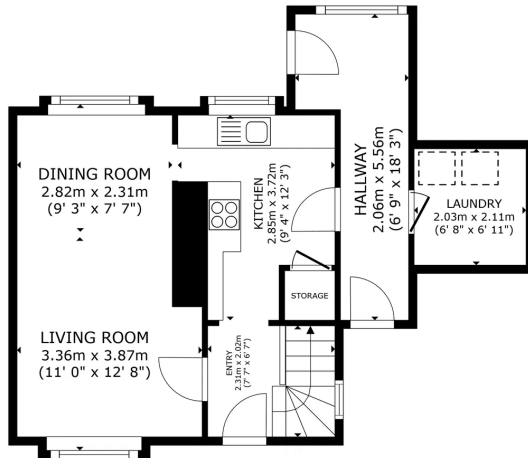
The kitchen is fitted with shaker-style units, solid wood worktops and sleek subway tiling for a clean, modern look. It also includes a built-in oven, hob and slimline dishwasher, combining style with everyday convenience.

Upstairs are two well-proportioned bedrooms, each offering a comfortable and quiet retreat. The main bedroom includes a large over-stairs cupboard, ideal for storage or conversion into a walk-in wardrobe. The shower room is finished in a simple, modern style that's easy to maintain.



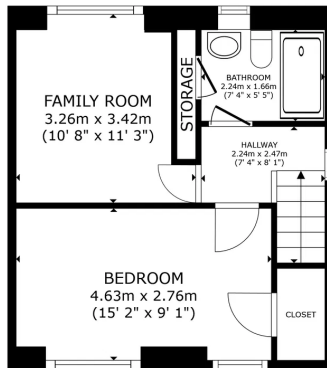
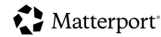
Outside, the south-facing garden provides a lovely spot for outdoor dining or relaxing in the sun. Two brick-built outbuildings offer additional storage, perfect for bikes, tools or hobby space.





FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 47.9 m² (516 sq.ft.) FLOOR 2 35.1 m² (378 sq.ft.)
TOTAL: 83.1 m² (894 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 47.9 m² (516 sq.ft.) FLOOR 2 35.1 m² (378 sq.ft.)
TOTAL: 83.1 m² (894 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



elitepg.co.uk
01302 981149