





GREAT BUY IN A CENTRAL PART OF HATFIELD WITHIN DN7, THIS DELIGHTFUL FAMILY HOME HAS THREE BEDROOMS AND FIELD VIEW TO THE REAR.

Positioned within walking distance of all amenities, you will not be disappointed when viewing this lovely home that is now available for sale with no upward chain. The property is pleasantly presented and offers fabulous family space with three spacious bedrooms. Priced to allow for some modernisation this house briefly comprises of entrance hallway, living room with feature fireplace, open plan kitchen/dining area at the rear, stairs lead to the first floor landing, three bedrooms, shower room, front and rear gardens. **EARLY VIEWINGS RECOMMENDED.**



ENTRANCE HALL

4' 0" x 5' 0" (1.23m x 1.53m) The property is accessed via the front facing double glazed frosted door leading to the entrance hallway, front facing double glazed frosted window, radiator, telephone point, stairs to the first floor and door to the living room.

LOUNGE

13' 8" x 11' 10" (4.19m x 3.63m) Lovely reception room at the front of the house with feature coal effect gas fire, decorative fire surround, coving to the ceiling, radiator, front facing double glazed window and door to the kitchen.

KITCHEN/DINER

9' 11" x 18' 0" (3.04m x 5.51m) Fantastic open plan kitchen/dining space with fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for a cooker/hob, space for fridge/freezer, breakfast bar, tiled flooring, tiled walls, coving to the ceiling, wall mounted boiler unit, storage cupboard beneath the stairs, rear facing double glazed window and rear facing double glazed door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 0" x 8' 11" (1.85m x 2.73m) Providing access to all bedrooms/shower room, loft access point and storage cupboard.

BEDROOM

10' 7" x 11' 5" (3.24m x 3.50m) Fantastic spacious double bedroom with front facing double glazed window, radiator and a storage cupboard.



BEDROOM

12' 0" x 8' 10" (3.68m x 2.71m) Further lovely double bedroom with rear facing double glazed window, radiator, coving and storage cupboard.

BEDROOM

8' 6" x 9' 0" (2.60m x 2.75m) Third spacious single bedroom with radiator, coving and front facing double glazed window.







SHOWER ROOM

5' 5" x 7' 6" (1.66m x 2.29m) Nicely presented shower room comprising of a low flush WC, wash hand basin, shower cubicle with electric shower unit, tiled walls, extractor fan, radiator and rear facing double glazed frosted window.

FRONT GARDEN

Side gate access to a shared ginnel to the rear garden, double gates lead to a front concrete area, central lawn and a wall enclosure.

REAR GARDEN

Wall enclosed private garden with lawned area, path to shed at the rear, rear gate to the field behind and storage outbuilding/external WC.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

CENTRAL HEATING SYSTEM: GAS FIRED BOILER

HEATING SERVICED LAST: SEPTEMBER 2024

SERVICES: MAINS



