





DELIGHTFUL FOUR BEDROOM DETACHED HOME ON A RECENT DEVELOPMENT WITHIN THE SOUGHT AFTER VILLAGE OF HATFIELD. This beautiful family home offers purchasers a spacious house that is well proportioned throughout. Pleasantly presented, an early inspection is highly recommended to avoid disappointment. The property briefly comprises of entrance hallway, living room, kitchen/dining area, utility room, WC, stairs to the first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, driveway provides off street parking, single garage, front and rear gardens. SUPERB FAMILY HOME AT A GUIDE PRICE OF £260,000 TO £270,000.



ENTRANCE HALL

4' 0" x 6' 8" (1.24m x 2.05m) The property is accessed via the front facing double glazed door to the entrance hallway, radiator, door to the lounge and stairs to the first floor.

LIVING ROOM

11' 7" x 14' 11" (3.55m max x 4.55m) Beautiful reception space that is lovely and bright with door to the kitchen, storage cupboard beneath the stairs, front facing double glazed window, two radiators, television point and telephone point.

KITCHEN/DINER

17' 11" x 10' 0" (5.48m x 3.06m) Fantastic open plan kitchen/diner ideal for entertaining, rear facing double glazed windows, rear facing double glazed French doors to the garden, door to the utility room, range of fitted cabinetry at both eye and base level, work surfaces with matching splash backs incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, electric single oven, integrated fridge/freezer, integrated dishwasher and a radiator.

UTILITY ROOM

5' 4" x 5' 3" (1.64m x 1.62m) Additional utility space with further fitted cabinetry for storage, plumbing for a washing machine, space for a tumble dryer, boiler unit in matching cupboard, radiator and rear facing double glazed window.

WC

5' 4" x 3' 2" (1.63m x 0.98m) Benefitting from a low flush WC, wash hand basin, radiator and side facing double glazed frosted window.



STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

Providing access to all bedrooms and bathroom.

BEDROOM

10' 3" x 12' 9" (3.14m x 3.89m) Superb master bedroom with door to the en-suite shower room, front facing double glazed window and a radiator.







ENSUITE

4' 1" x 7' 10" (1.26m x 2.41m) Immaculately presented shower room comprising of a low flush WC, wash hand basin within a vanity unit, shower cubicle with tiled splash back, radiator and shaving point.

BEDROOM

8' 7" x 12' 10" (2.62m x 3.93m) Further spacious double bedroom with front facing double glazed window and a radiator.

BEDROOM

8' 6" x 12' 2" (2.60m max x 3.73m max) Positioned at the rear of the property overlooking the rear garden via the rear facing double glazed window and a radiator.

BEDROOM

8' 2" x 12' 4" (2.50m x 3.78m) Another great size bedroom currently utilised as an office with rear facing double glazed window and a radiator.

BATHROOM

6' 3" x 7' 2" (1.93m x 2.20m) Fantastic bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with partially tiled walls, radiator, extractor fan and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawned front garden, open access to the driveway providing off street parking and side access to the rear garden. CCTV camera also covers the front and is included.

GARAGE

Single garage benefitting from power points, lighting and an up and over door.

REAR GARDEN

Fence enclosed rear garden, mainly laid to lawn with shrub beds, paved patio and another CCTV camera included.

NOTES

FREEHOLD PROPERTY

MANAGEMENT FEE APPROX £122.49 PA (THIS HAS NOT COMMENCED YET AS THE SITE IS ONGOING)

MANAGEMENT COMPANY: KINGSLODGE

MANAGEMENT COMPANY LIMITED

EPC RATING: B

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

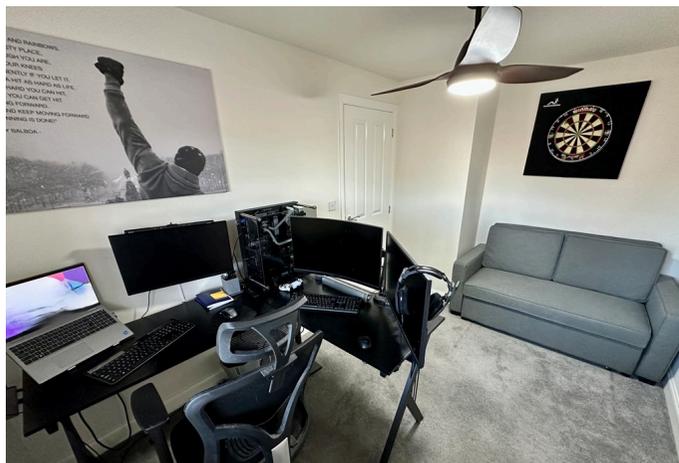
INSTALLATION DATE: 17/01/2023

LAST SERVICE: 05/03/2024

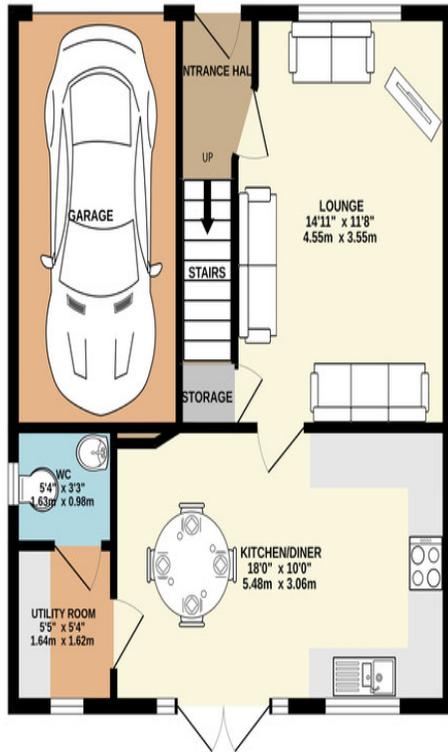
ELECTRICAL INSTALLATION: 13/01/2023

NHBC GUARANTEE EXPIRES: 2033

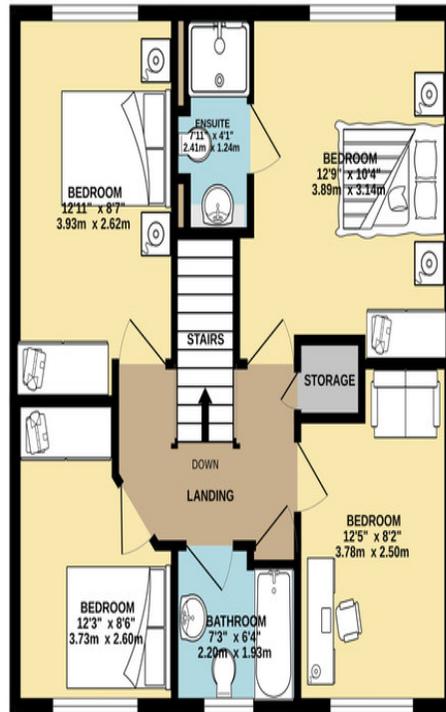
LOFT SPACE: NOT BOARDED



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		