





STUNNING DETACHED HOME WITH THREE BEDROOMS, SPACIOUS, STYLISH ACCOMMODATION AND IS A MOVE IN READY PROPERTY IN HATFIELD. This delightful family home offers beautiful presentation throughout and is bound to be a favourite with purchasers. Positioned on this recent Hatfield development, it is within easy reach of Hatfield centre and also M18 access. The house briefly comprises of entrance hallway, WC, living room with bi-folding patio doors to the garden, kitchen/diner with bay window, utility cupboard, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedrooms both with fitted wardrobes, bathroom, tandem driveway provides off street parking for two cars and a fabulous landscaped garden with patio/astro turf. **SUPERB MODERN PROPERTY.**



ENTRANCE HALL

The property is accessed via the front facing door to the generous entrance hallway with cloak cupboard, door to the WC, open access to the lounge, open access to the kitchen and a radiator.

WC

5' 0" x 6' 0" (1.53m x 1.83m) Benefitting from a low flush WC, floating wash hand basin, partially tiled walls, radiator and an extractor fan.

LOUNGE

11' 1" x 16' 4" (3.39m x 5.00m) Beautiful living space with side facing double glazed bi-folding doors to the delightful garden, front facing double glazed window, open access to the entrance hallway, two radiators and stairs lead to the first floor landing.

KITCHEN/DINER

10' 7" x 16' 4" (3.23m x 4.98m) Stunning kitchen/dining space with a range of modern fitted cabinetry, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, integrated microwave, single electric oven, integrated fridge/freezer, partially tiled splash backs, radiator, utility cupboard with plumbing for a washer and space for a dryer, side facing double glazed bay window, front facing double glazed window and open access to the entrance hallway.

STAIRS

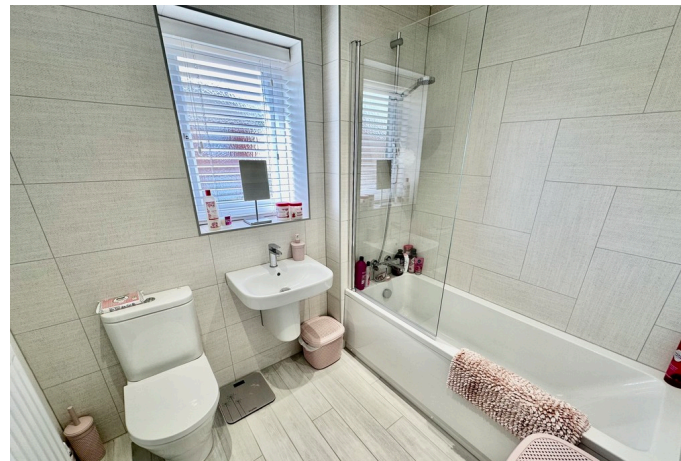
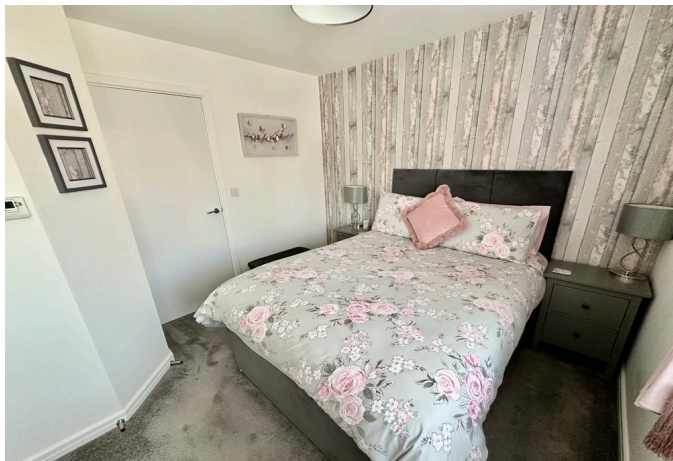
Leading from the living room to the first floor landing.



LANDING

9' 9" x 7' 7" (2.99m x 2.33m) Providing access to all bedrooms/bathroom, storage cupboard above the stairs, loft access point and a drop down ladder to the partially boarded loft space for storage.







BEDROOM

10' 7" x 11' 3" (3.24m max x 3.45m max) Fabulous bedroom with door to the en-suite shower room, side facing double glazed window and a radiator.

ENSUITE

7' 4" x 4' 5" (2.24m x 1.36m) Nicely presented shower room with low flush WC, floating wash hand basin, walk-in shower area with glass divide, single shower head, partially tiled walls, tiled flooring, spotlights, extractor fan, radiator and front facing double glazed frosted window.



BEDROOM

11' 7" x 8' 5" (3.55m x 2.59m) Further spacious bright double bedroom with front/side facing double glazed windows, fitted wardrobes and a radiator.

BEDROOM

7' 10" x 8' 5" (2.39m x 2.58m) Lovely third bedroom currently utilised as a dressing room with further fitted wardrobes, front facing double glazed window and a radiator.

BATHROOM

6' 1" x 7' 6" (1.86m x 2.31m) Beautiful bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with glass shower screen, shower mounted above, partially tiled walls, radiator, spotlights, extractor fan and side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Small lawned garden with paved path to the front door, off street parking is available on the tandem driveway for two cars and side access gate from the driveway to the landscaped garden.

SIDE GARDEN

Superb landscaped garden with central astro turf space, paved patio, paved path, shed and fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

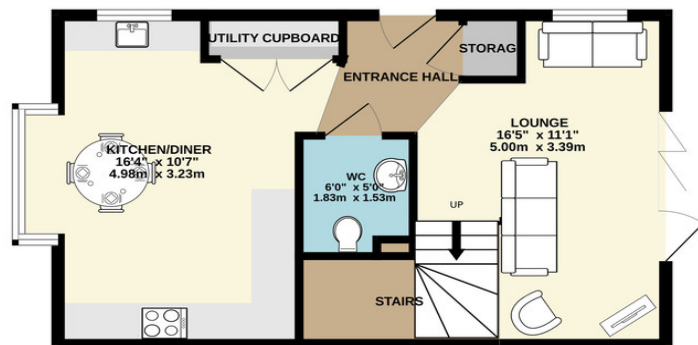
INSTALLATION DATE: 2022

LAST SERVICE: 2024

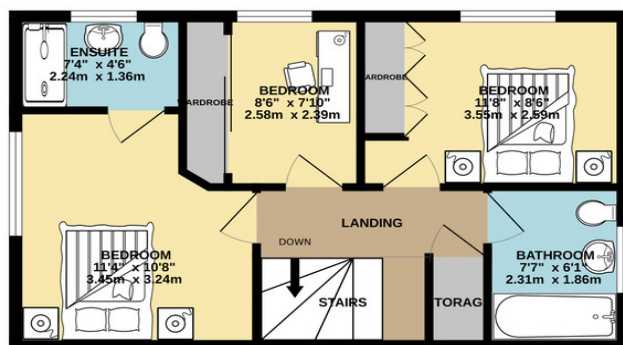
SERVICES: MAINS



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 can be made.



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		