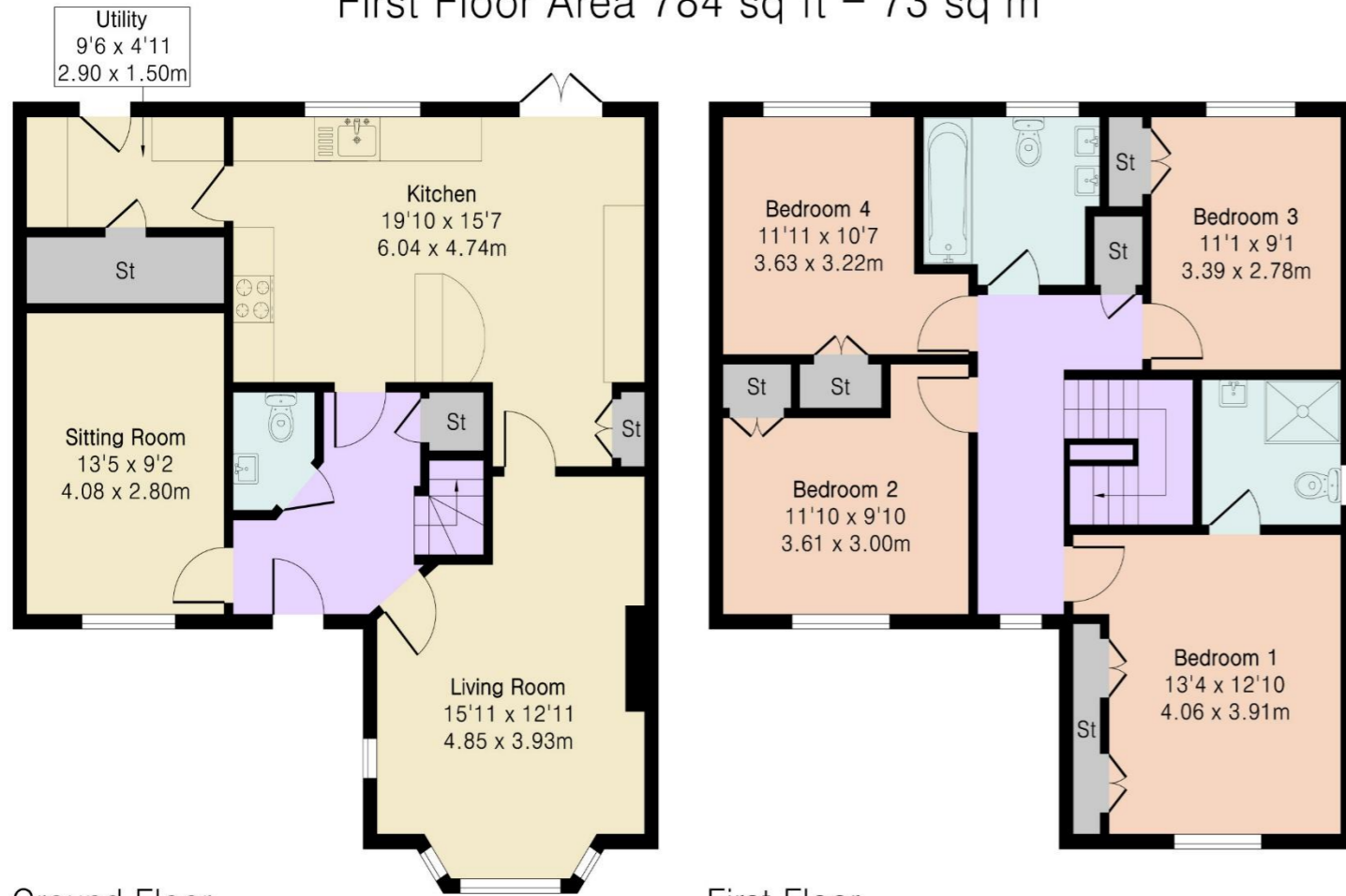


Approximate Gross Internal Area 1582 sq ft - 147 sq m

Ground Floor Area 798 sq ft – 74 sq m

First Floor Area 784 sq ft – 73 sq m

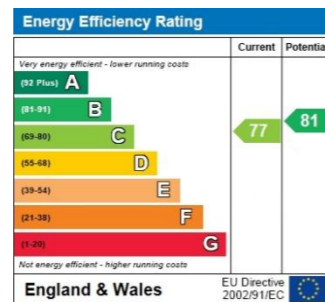


Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Lavender Close, Hatfield, Freehold Guide Price £700,000



Spacious four bedroom detached home on a corner plot in sought after Hatfield Garden Village. Boasting three bathrooms, a stunning kitchen/breakfast room, converted garage, private garden with decking and a double driveway. Ideal for modern family living.

- Detached Four Bedroom Family Home
- Prominent Corner Plot Position
- Three Bathrooms Including En Suite
- Located In Sought After Hatfield Garden Village
- Double Driveway Providing Off Street Parking
- Spacious Living Room With Bay Window
- Converted Garage Providing Second Reception Room
- Stunning Kitchen With Granite Worktops & Island
- Utility Room With Additional Storage/Potential Pantry
- Private Rear Garden With Decking And Side Access





Ground Floor

Entrance Hall

A bright and welcoming entrance hall finished with high quality oak wood flooring, setting the tone for the rest of the home. Stairs rise to the first floor, with a useful understairs storage cupboard providing practical space for coats and shoes. Doors lead to all principal ground floor rooms, creating a well connected and functional layout.

Downstairs WC

Conveniently located off the hallway, fitted with a low level WC, pedestal wash hand basin, and a heated towel rail. Finished to a clean and practical standard, ideal for guests.

Living Room

A generously proportioned and naturally bright main reception room, featuring a large bay window to the front aspect which floods the space with natural light, complemented by an additional side window enhancing the dual aspect feel. The room centres around a charming gas fireplace, creating a cosy focal point, and is further enhanced by oak flooring and two gas radiators. Internal glazed doors lead through to the kitchen, making this an ideal space for both relaxing and entertaining.

Reception Room

A versatile second reception room, converted from the original garage, offering flexible use as a home office, playroom, snug, or even a ground floor bedroom if required. Features include a front aspect window, radiator, and continued oak flooring, maintaining consistency with the rest of the ground floor.

Kitchen

Undoubtedly the heart of the home, this impressive kitchen has been thoughtfully designed with both style and functionality in mind. Fitted with sleek black granite worktops and extensive cabinetry, it offers ample storage and preparation space. A central island incorporates a breakfast bar, perfect for casual dining, while the unique integrated granite dining table provides an excellent sociable dining area with additional built in storage beneath. The kitchen is equipped with a Rangemaster Toledo XT range cooker with gas hob and extractor, semi-integrated dishwasher, and space for a large American-style fridge freezer. A rear aspect window overlooks the garden, while direct access to both the garden and utility room enhances practicality. Finished with tiled flooring and a radiator, this space is ideal for modern family living and entertaining.

Utility Room

A highly practical extension of the kitchen, fitted with tiled flooring and matching granite worktops. Provides dedicated space for a washing machine and tumble dryer, with additional storage options and housing for the boiler within a cupboard. A door leads directly out to the garden. An additional internal door opens into a substantial storage cupboard, which offers excellent potential to be converted into a walk in pantry or further organised storage space.

First Floor

Landing

A spacious and well lit landing area, fully carpeted for comfort, with a front aspect window allowing natural light to flow through. Provides access to all bedrooms and the family bathroom, along with loft access and a useful airing cupboard for linen storage.

Bedroom One

A large and well proportioned principal bedroom, positioned to the front of the property. Features include a generous window allowing for plenty of natural light, a radiator, and fitted wardrobes. The room also benefits from its own private en suite, adding a touch of convenience and privacy.

En Suite

A well appointed, partially tiled en suite comprising a corner shower enclosure, low level WC, and wash hand basin. Additional features include a heated towel rail and a side aspect window for natural ventilation and light.

Bedroom Two

A spacious double bedroom with a front aspect window, offering a bright and comfortable living space. Includes fitted wardrobes providing excellent built in storage, along with a radiator. Ideal as a guest bedroom or for family use.

Bedroom Three

Another spacious double bedroom with a rear aspect window. Also includes fitted wardrobes providing excellent built in storage, along with a radiator. Ideal as a guest bedroom or for family use.

Bedroom Four

A further double bedroom, also positioned to the rear, with fitted wardrobes and a radiator. Versatile in use, this room could equally serve as a bedroom, nursery, or study depending on requirements.

Family Bathroom

A spacious and fully tiled family bathroom, finished to a high standard. Comprises a full sized bath, his and hers vanity wash basins with storage beneath, and a low level WC. A heated towel rail adds comfort, while a rear aspect window provides natural light and ventilation.

Garden

Occupying a corner plot, the rear garden offers a generous and private outdoor space ideal for both relaxing and entertaining. A decked seating area provides the perfect spot for outdoor dining, while the remainder of the garden offers ample room for landscaping or family use. Side access adds practicality, and a substantial shed set on a concrete base provides excellent additional storage.

Further Details

The property is Freehold
Council Tax Band - Band F

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.