



Malvern Close, Hatfield, AL10 0DY

House | null Bedrooms

£425,000 Freehold

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Entrance Porch

Upvc potch with windows to sides, front and matching front door.

Entrance Hall

Accessed via a part frosted glazed uPVC door. Stairs rising to first with cupboard under housing meters. Radiator & Double glazed window to side. Doors to Kitchen and:

Lounge

Double glazed window to front. Television & telephone point. Radiator. Living flame effect fire and doorway to:

Dining Room

Radiator. Double glazed French doors to Conservatory. Laminate flooring and door to:

Kitchen

Comprising a range of wall and base mounted handleless units finished in high white gloss with with Quartz work surfaces over. One and a half bowl single drainer sink unit with mixer tap over. Space for cooker with filter hood over. Plumbing for washing machine and dishwasher. Tiled walls and floor. Space for fridge. Extractor fan and double glazed window to rear. Frosted double glazed door to:

Utility Room

Part frosted glazed double glazed doors to front & rear. Range of wall and base mounted cupboards with work surfaces over. Space for tumble dryer and freezer. Tiled walls and floor and door:

Cloakroom

Low level WC with macerator and pedestal wash hand basin. Tiled walls and floor. Extractor fan.

Conservatory

Brick base with remainder double glazed windows to sides and rear & French doors opening onto garden. Pitched obscured roof. Ceiling fan light & Laminate flooring.

Landing

Access to loft. Double glazed window to side and airing

cupboard with pre-lagged cylinder and linen shelving. Timer controls and heating thermostat. Doors to:

Bathroom

Comprising a white suite with a walk-in bath with shower/mixer, wall hung wash hand basin unit with drawers under and low level WC with concealed cistern unit. Plumbed towel rail, mains wired extractor fan and frosted double glazed window to rear. Panelled walls.

Bedroom One

Double glazed window to front, built-in cupboard and radiator.

Bedroom Two

Double glazed window to rear. Radiator and built-in cupboard.

Bedroom Three

Double glazed window to front, radiator and over-stairs cupboard housing Ideal boiler and shelving.

Exterior

Front Garden

Block paved pathway leading to front door and bin storage area with access to side utility and gated access to rear. Laid to lawn.

Rear Garden

Westerly aspect with block paved pathway to rear and gated access to front. Cold water tap and power point. Shed and greenhouse. Remainder laid to lawn with shrub borders.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707.

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   | 72                      | 79                                                                                  |
| (55-68) D                                   |                         |                                                                                     |
| (39-54) E                                   |                         |                                                                                     |
| (21-38) F                                   |                         |                                                                                     |
| (1-20) G                                    |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| England & Wales                             | EU Directive 2002/91/EC |  |

