

Pleasant Rise, Hatfield Freehold Guide Price £965,000



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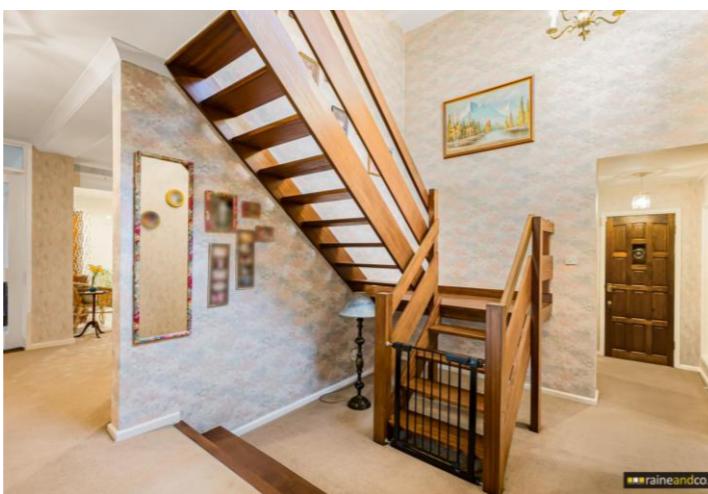
A substantial and unique 5 bedroom detached home built in 1963 with integrated annex in the ever popular 'The Ryde' location in Hatfield. Offering over 3,000 sq ft, generous entertaining space, double garage, large driveway and an impressive 90x80ft garden ideal for family living and entertaining.

- Substantial 5 bedroom detached home
- Situated in the popular Ryde area of Hatfield
- Integrated annex with private access
- Large U shaped living/dining room
- Two sliding glass doors opening onto the rear garden
- Impressive entrance hall with galleried landing, library area and storage
- Modern kitchen with turquoise quartz worktops
- Principal bedroom with balcony and en suite
- 90 x 80 ft private rear garden, ideal for entertaining
- Double garage, large driveway and side access



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
particular 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.

Pleasant Rise, Hatfield



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Material Information:

Part A

Council Tax Band: G

Freehold

Part B

Type: House

Physical Characteristics: Detached

Construction Type: Standard brick

Rec Rooms: 3 Bedrooms: 5

Bathrooms: 3 (+3 WCs)

Kitchens: 1

Parking: Garage + Off Street

EV Charger No

Are the following Services connected:

Electricity Yes

Renewable / Batteries No

Gas Yes

Water Yes

Telephone No

Broadband Yes

Drainage Yes

Does the property have Central Heating

Yes

What Fuel does it use:

Gas

Part C

Are there any known safety issues: No If Yes What:

Has the property been adapted for accessibility:

No

Is the property in a Conservation area:

No

Is the property a listed building:

No

Are there any planning applications, which of approved would affect the property: No

Is the access road made up and adopted: Yes

Is the property affected by any rights of way: No

Are there any proposals or disputes which affect the property (either with an individual or public body):

No

Are there any shared or communal facilities:

No

Are there any covenants affecting the property:

No

Are there any preservation orders affect the property:

No

Has the property been extended:

Yes

Was planning permission granted:

Yes

Did it comply with Building Regs:

Yes

copies of the planning permission available:

Yes

What was the date of the extension:

Yes: 1995/2010

Have you carried out any alteration to the property:

Yes

Has the Property ever Flooded?

No

Are there any flooding risks?

No

Is there any coastal erosion risk:

No

Has there been any mining in the area:

No

Has Japanese Knotweed ever been identified at the property or adjoining land:

No

Other:

To your knowledge is there anything else that has occurred at the property that would affect the transactional decision of the average buyer:

No

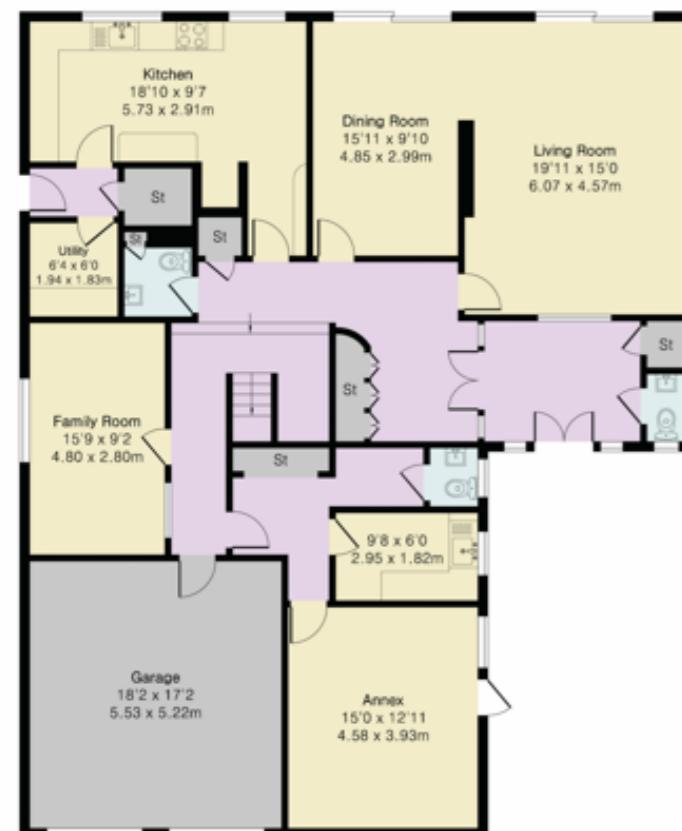
Are there any material issues with the property that any potential should be aware of:

No

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.

**Approximate Gross Internal Area 3423 sq ft - 318 sq m
(Excluding Garage)**

Ground Floor Area 2185 sq ft - 203 sq m
First Floor Area 1238 sq ft - 115 sq m



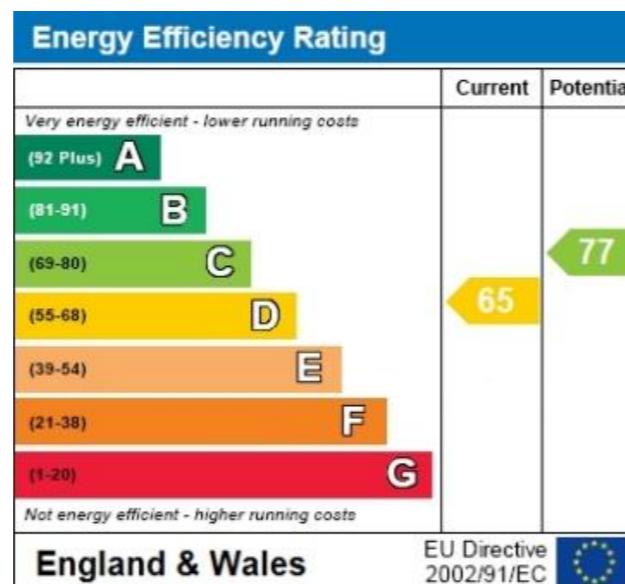
Ground Floor



First Floor

PINK PLAN

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.



Entrance Lobby

A generous and welcoming entrance lobby providing an immediate sense of scale. This space benefits from a large built in cloak cupboard offering excellent storage for coats and shoes, as well as a conveniently positioned downstairs WC. Double glazed glass doors lead through to the library and main hall, allowing natural light to flow through the ground floor. With under floor heating.

Library / Flow-Through Entrance Hall

An impressive central feature of the home, combining a library style reception area with a flowing entrance hall. The space enjoys an open aspect with a galleried landing above, creating height and light. Multiple doors lead to the principal reception rooms, kitchen, family room and annex. Additional features include a large storage cupboard and a second downstairs WC, making this an extremely practical yet striking space.

Living/Dining Room

A substantial U shaped living and dining room designed for entertaining on a large scale. The room offers flexible zoning for both seating and dining areas and is accessible via two separate entrances from the hall. Two large sliding glass doors flood the room with natural light and provide seamless access to the rear garden. A built in gas fireplace acts as a focal point, creating warmth and character.

Kitchen

The kitchen is both stylish and functional, finished with fully tiled flooring and distinctive turquoise quartz worktops and matching splashbacks. Integrated appliances include a dishwasher and fridge freezer, while ample cupboard and worktop space cater for family use and entertaining. Two rear facing windows overlook the garden, filling the room with natural light. A door leads directly to the utility hall.

Utility Hall

A practical transition space linking the kitchen, utility room and side access. This area houses a cupboard containing the warm air heating system and provides an external door to the side of the property, ideal for day to day family use and garden access.

Utility Room

Well-appointed with excellent storage options, this room accommodates a washing machine and dryer while keeping household appliances neatly tucked away. Ideal for managing laundry and additional household tasks without impacting the main living areas.

Family Room

A comfortable and versatile reception room positioned toward the rear side of the property. Featuring a side facing window and a gas radiator, this room is ideal as a relaxed family lounge, playroom, TV room or home office, offering a quieter alternative to the main living space.

Downstairs WCs (Two)

The property benefits from two separate downstairs WCs one located off the entrance lobby and another within the main hall—both thoughtfully placed to serve guests and family living with ease.

Integrated Double Garage

Accessible internally from the house, the spacious double garage features two separate electric up-and-over doors. The garage provides secure parking, additional storage potential and excellent convenience, particularly during poor weather.

Integral Annex – Entrance Hall

The annex is accessed internally via the main house and opens into its own private entrance hall. This space includes a gas radiator and provides access to all annex rooms, offering independence while remaining connected to the main residence.

Annex WC

A well-positioned WC featuring a side-facing window for natural ventilation, ideal for independent living or guest use.

Annex Kitchenette

Compact yet functional, the kitchenette offers countertop workspace, a sink, side-facing window and a serving hatch opening into the lounge/bedroom area, allowing for a semi-open living arrangement.

Annex Lounge / Bedroom

A bright and adaptable space suitable for use as a lounge, bedroom or combined living area. The room benefits from a gas radiator, a window for natural light and a private external door providing independent access to and from the property—ideal for extended family, guests or as a home office.

First Floor Galleried Landing

The first floor opens onto a spacious galleried landing with a sloped roof and window, creating a bright, open and airy atmosphere. The main landing includes a large double door airing cupboard, loft access and doors leading to all bedrooms and bathrooms.

Principal Bedroom

An impressive main bedroom offering excellent space and comfort. Fully fitted wardrobes and additional storage cupboards line the room, while large windows and double glazed doors open onto a private balcony overlooking the rear garden. This room provides a peaceful retreat with plenty of natural light.

Principal En Suite Bathroom

Fully tiled and well appointed, the en suite features a large bath, separate shower enclosure, vanity sink unit, underfloor heating and heated towel rail. A front facing window provides natural light and ventilation, completing this luxurious private bathroom.

Bedroom Two

A generous double bedroom featuring fully fitted wardrobes and a rear-facing window overlooking the garden, offering both storage and a pleasant outlook.

Bedroom Three

Another well-proportioned bedroom with built in wardrobes and a rear facing window, ideal for family members or guests.

Bedroom Four

A bright and comfortable bedroom with fitted wardrobes and a rear-facing window, suitable for use as a bedroom, home office or study.

Bedroom Five

A versatile bedroom positioned to the front of the property, benefiting from a walk-in wardrobe with side-facing window, extensive walk-in eaves storage and a private en suite shower room. Ideal as a guest suite or teenager's room.

Bedroom Five En Suite

Fitted with a shower enclosure, WC, vanity sink unit and a front-facing window, providing comfort and privacy. With under floor heating.

Family Bathroom

A modern and spacious family bathroom featuring a large shower enclosure, vanity sink unit, heated towel rail, built-in storage cupboard and a front-facing window for natural light and ventilation.

Rear Garden

A substantial and private rear garden measuring approximately 90 x 80 feet. The space offers excellent potential for outdoor entertaining, family activities and landscaping, with ample room for seating areas, play space or future enhancements.

