



Connells

Gorseway
HATFIELD



Property Description

GUIDE PRICE £475,000 - £500,000

A delightful three bedroom semi-detached town house, situated over three floors on this sought after modern development.

To the ground floor is the entrance hall, cloakroom, kitchen and conservatory.

To the first floor is a living room and bedroom 3.

The top floor offers two further bedrooms, the master with an en-suite and family bathroom.

Externally there is a small enclosed rear garden and garage & driveway to the front.



Entrance Hall

Stairs to first floor, understairs cupboard.

Cloakroom

Low level w/c, wash hand basin, radiator, extractor fan.

Kitchen

15' 4" x 11' 6" (4.67m x 3.51m)

Stainless steel sink and drainer, gas hob and electric oven with extractor fan over, integrated washing machine and fridge freezer. tiled flooring, radiator.

Conservatory

11' 4" x 8' 2" (3.45m x 2.49m)

Tiled flooring, double glazed door to garden.

First Floor

Landing First Floor

Lounge

15' 4" x 13' 7" (4.67m x 4.14m)

Two double glazed windows to the rear, television point.

Bedroom 3

11' 6" x 8' 8" (3.51m x 2.64m)

Double glazed window to the front. Radiator.

Second Floor

Second Floor Landing

Bedroom 1

13' 3" max x 10' 2" max (4.04m max x 3.10m max)

Double glazed window to the front, radiator, built in wardrobe.

En Suite Shower

Shower cubicle, low level w/c, wash hand basin, tiled flooring, extractor fan.

Bedroom 2

15' 4" x 8' 6" (4.67m x 2.59m)

Two double glazed windows to the front, stairwell, radiator.

Bathroom

Panelled bath with shower attachment, low level w/c, washhand basin, extractor fan, radiator, tiled flooring.

Outside

Rear Garden

Mainly paved, small lawn area, outside tap, gated side access.

Garage

16' 6" x 8' 3" (5.03m x 2.51m)

Up and over door, light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: E

Tenure: Freehold

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