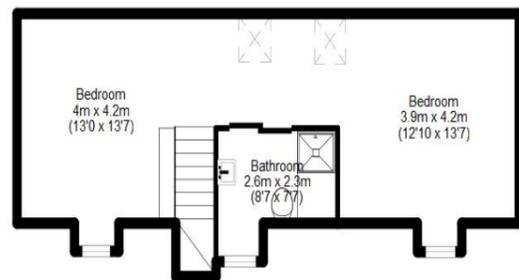
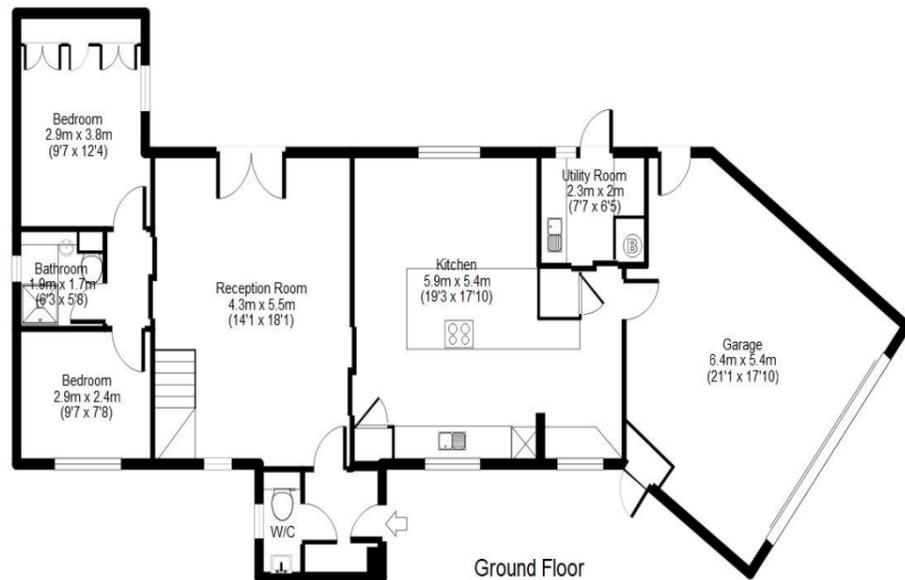


The Ryde, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 1658 sq. ft / 154 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

The Ryde, Hatfield Freehold Offers Over £750,000



This Three/four bedroom extended detached property has been renovated and improved to a very high standard within 'The Ryde' area of Hatfield close to local shops, schools, THE TRAIN STATION, Old Hatfield and Hatfield House. CHAIN FREE.

- Detached Property
- Many Special Features
- Three / Four Bedrooms
- Two Shower Rooms
- Dual Aspect Lounge
- Fitted Kitchen / Dining Room with separate Study Area & Utility room
- Low Energy Bills
- South Facing Large Gardens & Courtyard
- Driveway & Double Garage
- Chain Free





Entrance Hall

Via an insulated wooden front door. Tiled floor with under floor heating. Down lighters. Hanging rail to one side with shelving above and built in shoe rack. Frosted triple glazed window to front. Doors to lounge and:

Cloakroom

Comprising low-level W.C with concealed cistern and storage cupboard over. Vanity unit with inset wash hand basin, mixer tap and drawer under. Shaver point. Tiled floor with under floor heating. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail. Frosted triple glazed window to rear.

Lounge

Solid ash staircase to first floor with under stairs storage cupboard. Tiled floor with underfloor heating. Down lighters. Output vent for MVHR. Pelmets with concealed lighting. Dual aspect with triple glazed window to one side and double-glazed French doors with access to courtyard. Sliding doors to inner hallway and:

Kitchen / Dining Room

Comprising a range of high quality Kutchen Haus fitted units with twin leaf drawers and work surfaces over incorporating a peninsular unit, breakfast bar, inset single drainer one and a half bowl stainless steel sink unit with mixer tap and matching upstand. Built in Neff induction hob. Built in Neff double oven. Built in concealed fridge. Plumbing for dishwasher. Tiled floor with under floor heating. Down lighters. Extractor vent and output vent for MVHR. Pelmets with concealed lighting. Dual aspect with triple glazed windows to both sides. Opening to:

Study Area

Study Area: Built in desk with numerous power and USB charging points. Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Triple glazed window to side. Door to garage. Sliding door to:

Utility Room

Comprising a range of base units with shelving and hanging rails over and work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap and matching upstand. Plumbing for washing machine and space for tumble dryer. Cupboard housing water softener. Viessmann boiler. Tiled floor with underfloor heating. Downlighters. Triple glazed window to side. Part frosted double glazed door to courtyard.

Inner Hallway

Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmets with concealed lighting. Doors to:

Bedroom One

Fitted wardrobes to one wall. Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmets with concealed lighting. Triple glazed window to front overlooking the courtyard.

Bedroom Two

Tiled floor with under floor heating. Down lighters. Output vent for MVHR. Pelmets with concealed lighting. Triple glazed window to side.

Shower Room

Comprising a fully tiled walk-in shower with glazed screen and shower. Low level W.C with concealed cistern and storage cupboard over. Vanity unit with part inset wash hand basin and mixer tap. Shaver point. Tiled floor with under floor heating. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail. Frosted triple glazed window to rear.

First Floor Landing Area

This area, bedrooms three and four are all currently open plan but could easily be divided by partitions. Wooden floor. Down lighters. Extractor vent for MVHR. Two triple glazed skylight windows to side. Sliding door to shower room. Open to:

Bedroom Three Area

Wooden floor. Down lighters. Output vent for MVHR. Several doors to under eaves storage. Triple glazed window to side, with built in window seat storage

Bedroom Four Area

Tiled floor. Down lighters. Output vent for MVHR. Several doors to under eaves storage. Built in bookcase. Triple glazed window to side, with built in window seat storage.

Shower Room

Comprising a fully tiled double shower cubicle with glazed screen, door and shower. low level W.C with concealed cistern. Vanity unit with part inset wash hand basin, mixer tap and drawer under. Window seat shelving unit. Shaver point. Tiled floor. Down lighters. Extractor vent for MVHR. Heated chrome effect towel rail. Triple glazed window to side.

Exterior

Front Garden

Laid to lawn with flower beds and mature bushes to front and side boundaries. Brick paved path to front door and onwards to the courtyard. Cold water tap. Exterior lighting. Meter cupboard with shelving, ideal for parcel delivery. Brick paved driveway with parking for two cars, exterior lighting and giving access to:

Double Garage

Remote control electric door with internal control. Light and power. Collection point for internal vacuum system. Eaves storage. Eaves cupboard housing the MVHR system and heat pump. Pedestrian doors to study area and courtyard.

Further Details

The property is Freehold
Council Tax Band - Band F