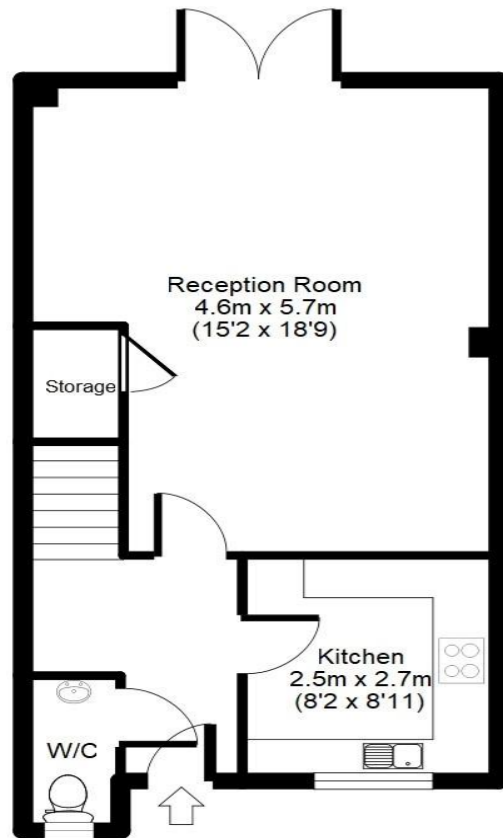
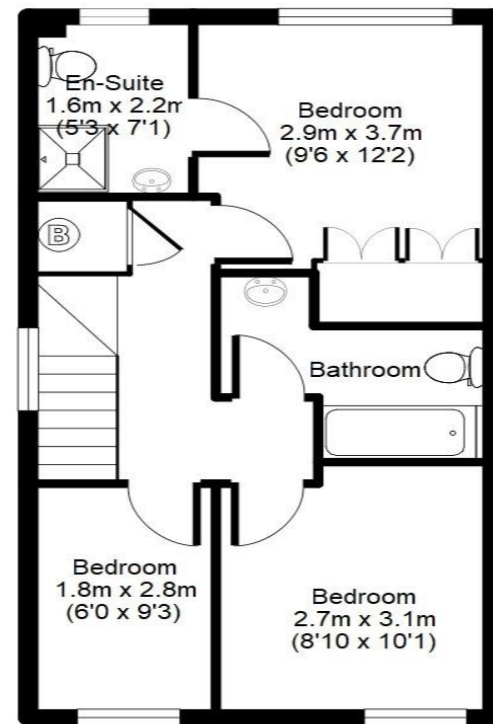


Poppy Walk, Hatfield, AL10

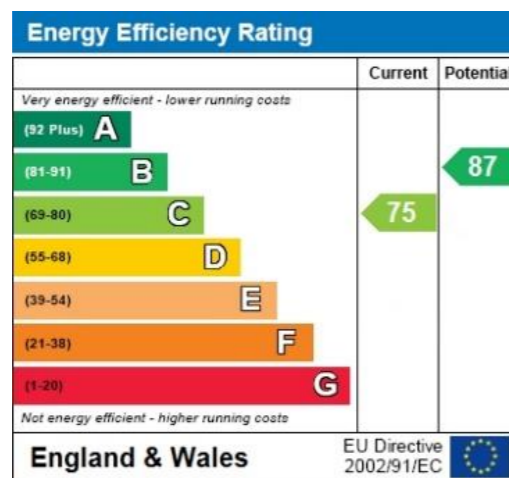
APPROX GROSS INTERNAL FLOOR AREA: 839 sq. ft / 78 sq. m



Ground Floor



First Floor



For identification purposes only
Measurements are approx and not to scale

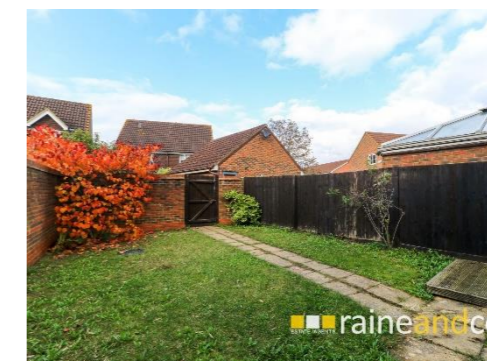
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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.

Poppy Walk, Hatfield Freehold Price £424,995



POPULAR HATFIELD GARDEN VILLAGE LOCATION. This semi detached house is situated in this popular and well regarded area close to local shops, preferred school, countryside and The Hatfield Business Park.

- Semi Detached House
- Popular Location
- Three Bedrooms
- En-Suite to Main Bedroom
- Family Bathroom
- Kitchen with Hob & Oven
- Lounge / Dining Room
- Front, Side & Rear Gardens
- Parking to Rear





Entrance Hall

Via a part frosted double glazed front door. Stairs to first floor. Double radiator. Wood flooring. Panelled effect doors to:

Ground Floor Cloakroom

Low level W.C. Pedestal wash hand basin. Splash back tiled walls. Tiled flooring. Frosted double glazed multi paned effect window to front.

Kitchen

Comprising a range of matching fitted wall and base units with work surfaces over and inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with extractor hood over and oven under. Space for upright fridge/freezer. Plumbing for washing machine and dishwasher. Downlighters. Tiled flooring. Double glazed multi paned effect window to front.

Lounge / Dining Room

Two double radiators. Deep understairs storage cupboard. Wood flooring. Double glazed French doors to rear garden.

First Floor Landing

Cupboard housing wall mounted combi boiler. Access to loft via hatch. Double glazed multi paned effect window to side. Panelled effect doors to:

Bedroom One

Two fitted double wardrobes. Double radiator. Double glazed multi paned effect window to rear. Panelled effect door to:

En-Suite Shower Room

Comprising a fully tiled double shower cubicle with glazed screens, door and electric shower unit. Low level W.C. Pedestal wash hand basin. Part tiled walls. Downlighters. Shaver point. Extractor fan. Double radiator. Frosted double glazed multi paned effect window to rear.

Bedroom Two

Double radiator. Double glazed multi paned effect window to front.

Bedroom Three

Double radiator. Double glazed multi paned effect window to front.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and hand shower attachment. Low level W.C. Pedestal wash hand basin. Part tiled walls. Downlighters. Shaver point. Extractor fan. Double radiator.

Front Garden

Laid to lawn and gravelled area. Path to storm porch and front door with exterior lighting.

Rear & Side Gardens

Approx 30' to rear, 10' 11 max 5' 11 min to side. Part walled. Paved and decked patio areas with laid to lawn and path to rear gated pedestrian access to:

Parking

Approx 16' 2 x 14' 10. Parking for one/two cars. Accessed from Campion Road through an arch.

Further Details

The property is Freehold
Council Tax Band - Band D

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.