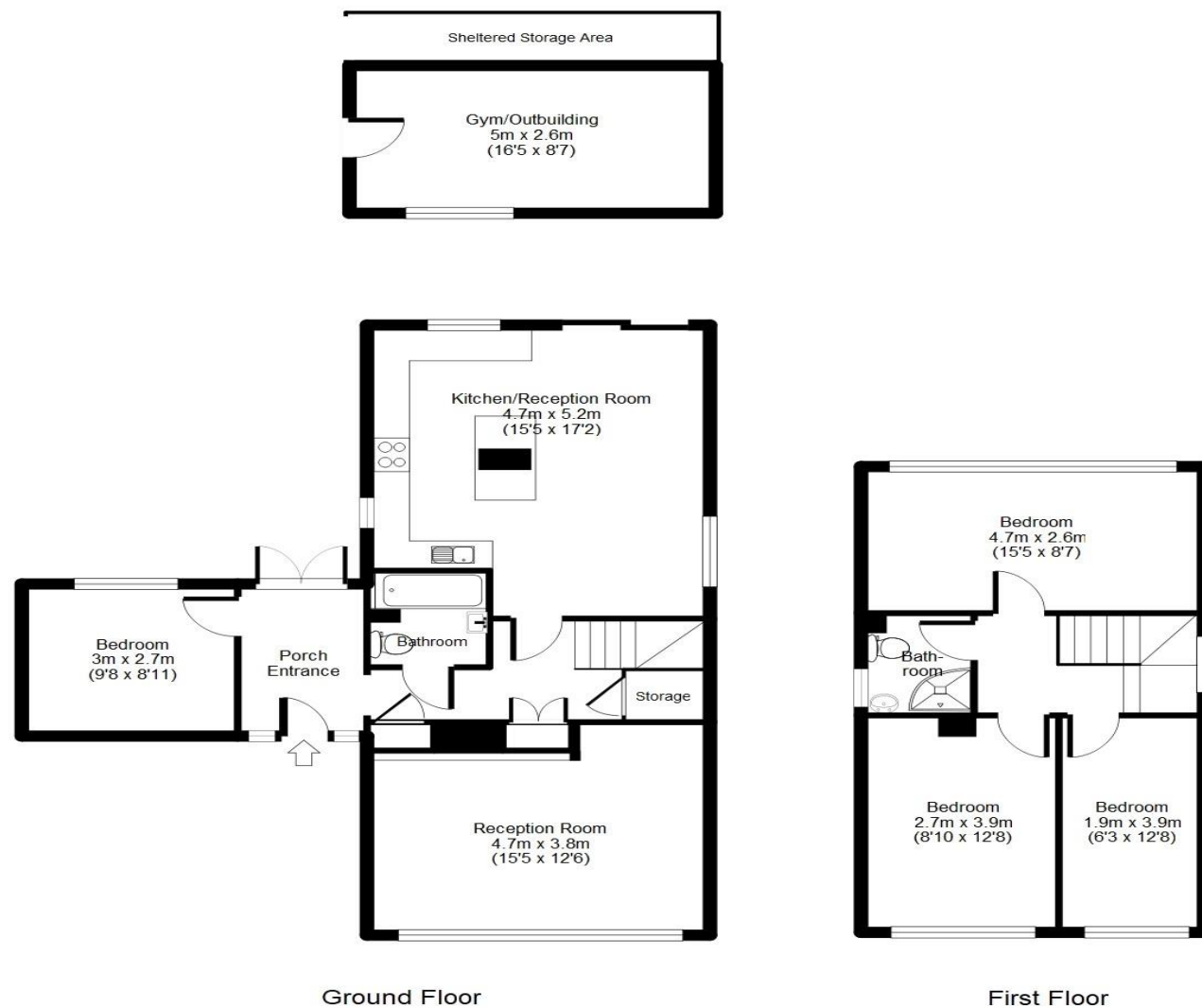


Thrush Avenue, Hatfield, AL10

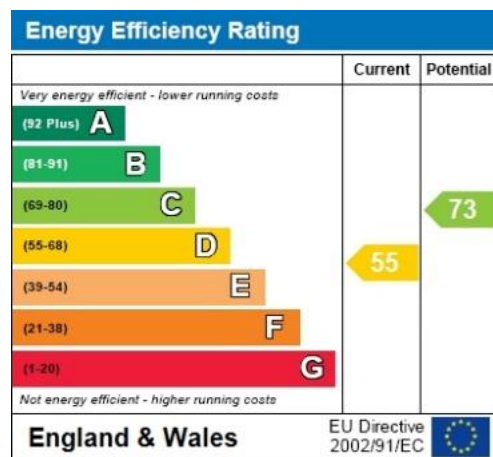
APPROX GROSS INTERNAL FLOOR AREA: 1254 sq. ft / 117 sq. m incl Outbuilding



Ground Floor

First Floor

For identification purposes only
Measurements are approx and not to scale



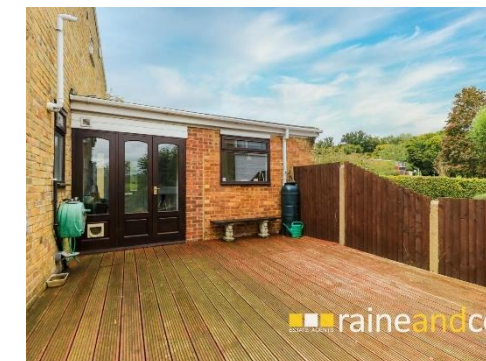
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of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

Thrush Avenue, Hatfield Freehold Price £600,000



Three/Four Bedroom Extended Detached Family Home on a Corner Plot in the Sought-After Birds and Trees Area of Hatfield.

- Detached House
- Popular Birds & Trees Location
- Fantastic Corner Plot
- 3 / 4 Bedrooms
- 2 / 3 Receptions
- Re Fitted Bathroom & Shower Room
- Front & Rear Gardens
- Parking for 4 vehicles
- Workshop
- Flexible Accommodation





Entrance Porch

Via a frosted double glazed leaded light effect front door. Single radiator. Double glazed window and double glazed French doors to rear garden. Opening to entrance hall. Door to:

Study / Bedroom Four

Single radiator. Double glazed window to rear.

Entrance Hall

Stairs to first floor with large understairs storage cupboard. Single radiator. Double cloaks cupboard. Single shelved cupboard. Doors to:

Ground Floor Cloaks/ Bathroom

Comprising a panel enclosed bath with central mixer tap and twin head (rainwater and detachable) shower unit over. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Extractor fan. Tiled floor.

Lounge

Two single radiators. Feature brick open fireplace. Double glazed window to front.

Open Plan Kitchen / Dining / Family Room

Comprising a range of fitted wall and base units with matching island unit and work surfaces over. Inset single drainer, one and a half bowl ceramic sink unit with mixer tap. Part tiled walls. Electric cooker point. Space for upright fridge/freezer. Plumbing for washing machine and dishwasher. Cupboard housing wall mounted boiler. Single radiator. Wood laminate effect flooring. Triple aspect with double glazed windows to both sides and rear. Double glazed patio doors to rear garden.

First Floor Landing

Access to loft. Double glazed window to side. Doors to:

Bedroom One

Two single radiators. Double glazed window to rear.

Bedroom Two

Single radiator. Double glazed window to front.

Bedroom Three

Single radiator. Double glazed window to front.

Shower Room

Refitted with an aquaboard corner glazed cubicle with glazed sliding door and electric shower. Low level W.C. Pedestal wash hand basin with mixer tap. Part aquaboard walls. Downlighters. Extractor fan. Shaver point. Heated chrome effect towel rail. Frosted double glazed window to side.

Front Garden

Own driveway with parking for four cars. Exterior lighting. Raised flower bed with mature bushes and shrubs. Mature hedges to boundaries. Pedestrian gate to:

Rear Garden

Approx 45' with an Easterly aspect. Paved and decked areas with tiered lawn and flower beds to borders. Range of mature shrubs and bushes. Cold water tap. Exterior lighting. Timber garden shed and log store. Rear pedestrian access (blocked).

Workshop

Via a double glazed door. Light and power. Double glazed window. Brick built covered storage area to rear.

Further Details

The property is Freehold
Council Tax Band - Band E

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.