

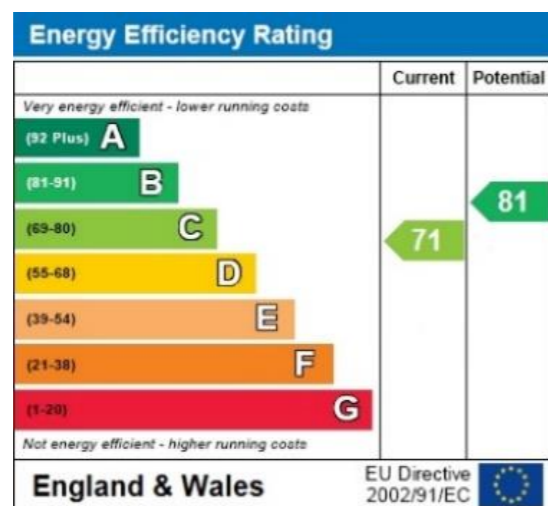
## Pleasant Rise, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 2202 sq. ft / 205 sq. m incl Garage



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.

## Pleasant Rise, Hatfield Leasehold Price £850,000



A FIVE DOUBLE BEDROOM DETACHED HOUSE. Situated within The Ryde area close to local shops, Old Hatfield, Hatfield House and Park and THE TRAIN STATION this spacious extended detached home is ideal for a large family.

- Detached Home
- Premier Location
- Five Double Bedrooms
- En-Suite to Main Bedroom
- Family Bath / Shower Room
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- Front & South Westerly Aspect Rear Gardens
- Garage & Driveway





**Entrance Porch** Exterior lighting. Part frosted double glazed front door to:

**Entrance Hall** Stairs to first floor with understairs area. Built in double cloaks cupboard. Single storage cupboard. Single radiator. Exposed parquet flooring. Frosted double glazed window to front. Panelled effect doors to:

**Ground Floor Cloakroom**

Low level W.C. Vanity unit with wash hand basin, mixer tap, cupboards and drawers under. Splash back tiled walls. Single radiator. Frosted double glazed window to front.

**Lounge** Double and single radiators. Feature fireplace with marble effect hearth and surround and gas flame effect fire. Four wall light points. Dual aspect with two double glazed windows to front, frosted double glazed window to side. Double glazed patio doors to rear garden. Opening to:

**Dining Room** Single radiator. Wall light point. Exposed parquet flooring. Glazed serving hatch to kitchen. Double glazed window to rear.

**Kitchen / Breakfast Room** Comprising a range of refitted wall and base units with quartz effect work surfaces over, built in drainer and inset one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in five ring gas Neff hob with features glazed splash back. Built in Neff double ovens. Plumbing for dishwasher. Space for upright fridge/freezer. Downlighters. Porcelain tiled floor. Double glazed window to rear. Doors to study and:

**Utility Room** Comprising wall and base unit with two and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Space for upright fridge/freezer. Plumbing for washing machine. Space for tumble dryer with vent. Extractor fan. Door to garage. Double glazed door to side and rear garden.

**Study** Single radiator. Dual aspect with double glazed window to rear and double-glazed patio doors to side and rear garden.

**First Floor Landing** Single storage cupboard. Single radiator. Access to boarded loft with light and power via an installed ladder. Panelled effect doors to:

**Bedroom One** A range of matching built in Hammonds wardrobes and matching dressing table. Single radiator. Double glazed window to rear. Door to:

**En-Suite Shower Room** Comprising a tiled shower cubicle with glazed screens, door and five head power shower. Low level W.C. Bidet. Vanity unit with wash hand basin, mixer tap, cupboards and drawers under. Extractor fan. Heated towel rail. Frosted double glazed window to rear.

**Bedroom Two** Single Radiator. Double glazed window to front and frosted to side.

**Bedroom Three** Fitted double airing cupboard and single wardrobe. Single radiator. Double glazed window to side and two double glazed skylight windows to rear (require attention).

**Bedroom Four** Single radiator. Double glazed window to front.

**Bedroom five** Built in single over stairs cupboard. Single radiator. Double glazed window to front.

**Family Bath / Shower Room** Comprising a panel enclosed bath. Fully tiled large shower cubicle with glazed screens, door and power shower. Low level W.C. Vanity unit with wash hand basin, mixer tap, cupboards and drawers under. Wall mirror with remote-control built-in light. Extractor fan. Heated chrome effect towel rail. Downlighters. Frosted double glazed window to side.

**Front Garden** Laid to lawn with mature hedge to front boundary. Brick paviour parking for two / three cars. Access to front door. Pedestrian gates to both sides of the house to the rear garden. Access to:

**Garage / Workshop** Metal up and over floor. Light and power. Wall mounted boiler. Workshop recess. Door to utility room.

**Rear Garden** Approx 83 feet long with a South Westerly aspect and a paved patio area, retaining wall and steps up to the laid lawn. Range of mature shrubs and bushes to boundaries. Central pond. Wildlife corner. Timber garden shed. Timber workshops with windows, light and power. Cold water tap. Exterior lighting.

**Leasehold Information** Freeholder Hatfield Town Council

**Length of Lease** 999 Years from 1964 **Years Left** 939 Years **Ground Rent** £27.50 **When is it payable** Every 6 Months

**Council Tax Band** Band G