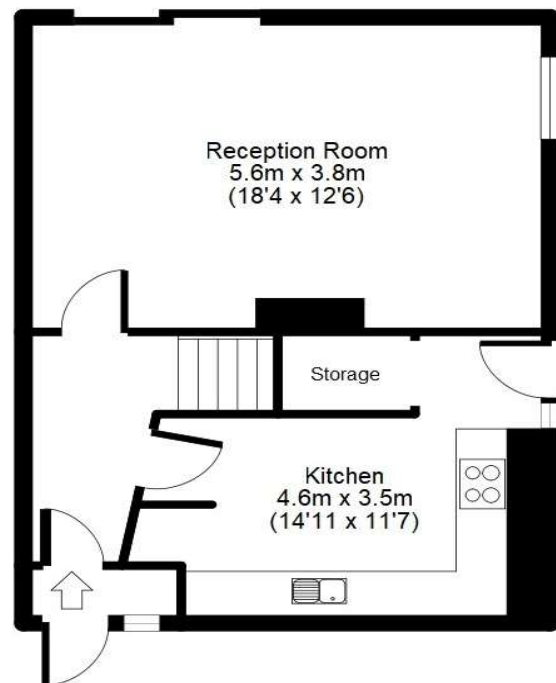
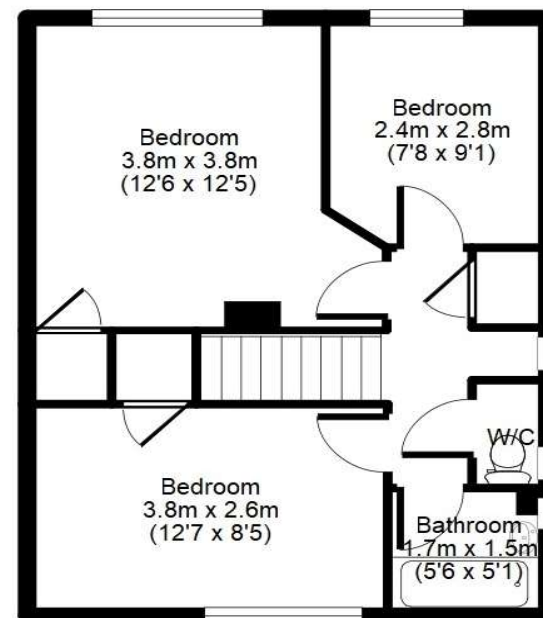


## Fern Dells, Hatfield, AL10

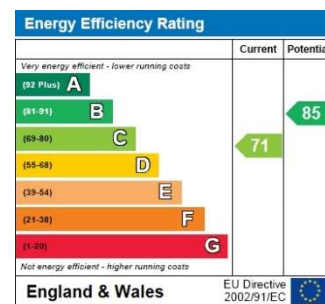
APPROX GROSS INTERNAL FLOOR AREA: 878 sq. ft / 82 sq. m



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.

## Fern Dells, Hatfield Freehold

Price £350,000



Semi-detached house situated within a cul-de-sac in the Roe Hyde Area of Hatfield close to local shops and The Galleria Shopping Centre.

- Semi Detached House
- Three Bedrooms
- Cul-De-Sac Location
- Lounge / Dining Room
- Kitchen/Breakfast Room with Hob & Oven
- Refitted Bathroom
- Separate W C
- Front, Side and Westerly Aspect Rear Garden





## Entrance Porch

Via a wooden part leaded light and frosted double glazed front door. Double glazed leaded light and frosted window to front. Half frosted double glazed door to:

## Entrance Hall

Stairs to first floor. Double radiator. Wood effect flooring. Multi paned doors to:

## Kitchen / Breakfast Room

Comprising a range of refitted matching wall and base units with display shelving. Work surfaces with inset single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead concealed extractor hood. Plumbing for washing machine and dishwasher. Recess for upright fridge/freezer. Under stairs storage recess. Under floor heating. Half frosted double glazed door and window to side. Double glazed window to front.

## Lounge / Dining Room

Single radiator. Wood effect flooring. Dual aspect with double glazed window to side and double glazed patio doors to rear garden.

## First Floor Landing

Airing cupboard housing combi boiler. Frosted double glazed window to side. Panel effect doors to:

## Bedroom One

Built in single cupboard. Single radiator. Hatch to loft. Double glazed window to rear.

## Bedroom Two

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

## Bedroom Three

Single radiator. Double glazed window to rear.

## Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and separate shower unit over. Vanity unit with wash hand basin, mixer tap and cupboard under. Part tiled walls. Extractor fan. Heated towel rail. Frosted double glazed window to side.

## Separate WC

Low level W.C. with concealed cistern. Part tiled walls. Tiled floor. Frosted double glazed window to side.

## Front Garden

Laid to lawn with mature hedge to front boundary. Steps and path down to front door and onto gated pedestrian access to:

## Rear Garden

Paved patio area and laid to lawn with flower beds with a range of mature shrubs and bushes. Timber garden shed. Cold water tap.

## Further Details

The property is Freehold

Council Tax Band - Band C