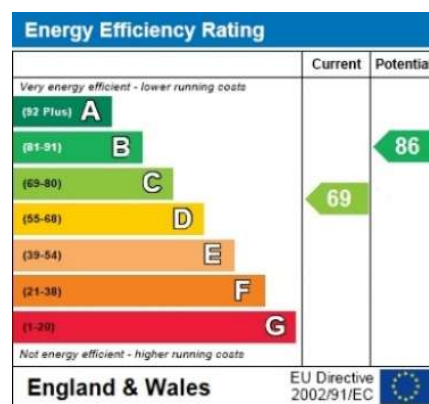


Cloverland, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1121 sq. ft / 104 sq. m



For identification purposes only
Measurements are approx and not to scale

Cloverland, Hatfield Freehold Price £465,000

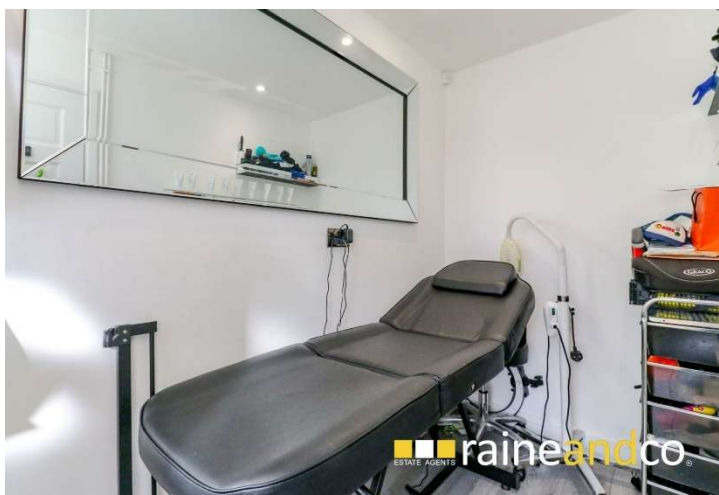


Superbly presented larger than average eye catching 3 bedroomed mid terrace house situated in a sought after quiet cul de sac location. The property comprises entrance hall, lounge, kitchen + breakfast bar and dining area, utility/ office space currently being used for beauty treatments and

- Cul De Sac Location
- Kitchen with Dining Area
- Conservatory
- Utility Room/ Office Space
- Three Good Size Bedrooms
- Bathroom & Separate WC
- Cot Room/ Study Room
- Gas C/H to Radiators
- Double Glazed Windows
- Off Street Parking



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 particular 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.



Front Entrance & Hallway

Ring doorbell, Composite double glazed front door, frosted window, and laminate flooring. Radiator. Door off to

Utility / Office Room

Laminate flooring, frosted double glazed obscure window and door to front. Single radiator. Multiple plug points. Built in cupboard housing gas and electricity meters. Double glazed window to front aspect.

Lounge

Carpeted flooring, two vertically designed chrome style radiators. Door to dining area. Television and telephone points. Multiple plug points. Double glazed window to front aspect.

Open Plan Kitchen & Dining Area

Good selection of matching fitted wall and base units with granite style work surfaces and splashbacks. Under lighting. One and a half bowl sink unit with mixer tap. A `Lamona 5 ring gas cooker and electric oven. Stainless steel cooker splashback. Overhead extractor hood. Housed wall mounted `Vaillant` boiler. Built in concealed large fridge. Space and plumbing for under counter washing machine. Built in integrated dishwasher. Breakfast bar island. Under stairs storage cupboard. Double glazed window overlooking garden. Radiator. Wooden flooring. Doors off to conservatory.

Conservatory

Electric under floor heating with tiled flooring. Double glazed doors to garden.

First Floor Landing

Carpeted flooring. Doors off to

Bedroom One

Carpeted flooring. Built in wall to wall sliding door wardrobe. Double radiator. Multiple plug points. Double glazed window to front.

Bedroom Two

Carpeted flooring. Extended sliding door wardrobe (half the length of the room). Double radiator. Multiple plug points. Double glazed window to front. Access to loft.

Bedroom Three

Carpeted flooring. Double radiator. Multiple plug points. Double glazed window to rear.

Cot Room & Study

Carpeted flooring. Radiator. Multiple plug points. Double glazed window to rear.

Bathroom

Comprising of panel enclosed Jacuzzi bath with handheld shower attachment and overhead shower with wall mounted thermostatic shower controls. Shower screen. Vanity unit with mounted composite wash basin with mixer tap. Heated towel rail. Extractor fan. Tiled flooring. Part tiled walls. Frosted double glazed window to rear.

Separate WC

Tiled flooring. Low level WC. Wash hand basin. Tiled flooring. Frosted double glazed window to rear.

Front Garden

Block pathed driveway with off street parking for up to four cars.

Rear Garden

Paved patio areas ideal for entertaining friends and family. Raised High quality artificial laid to lawn. Outside water tap and electrical ports. Outside storage cupboard.

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.