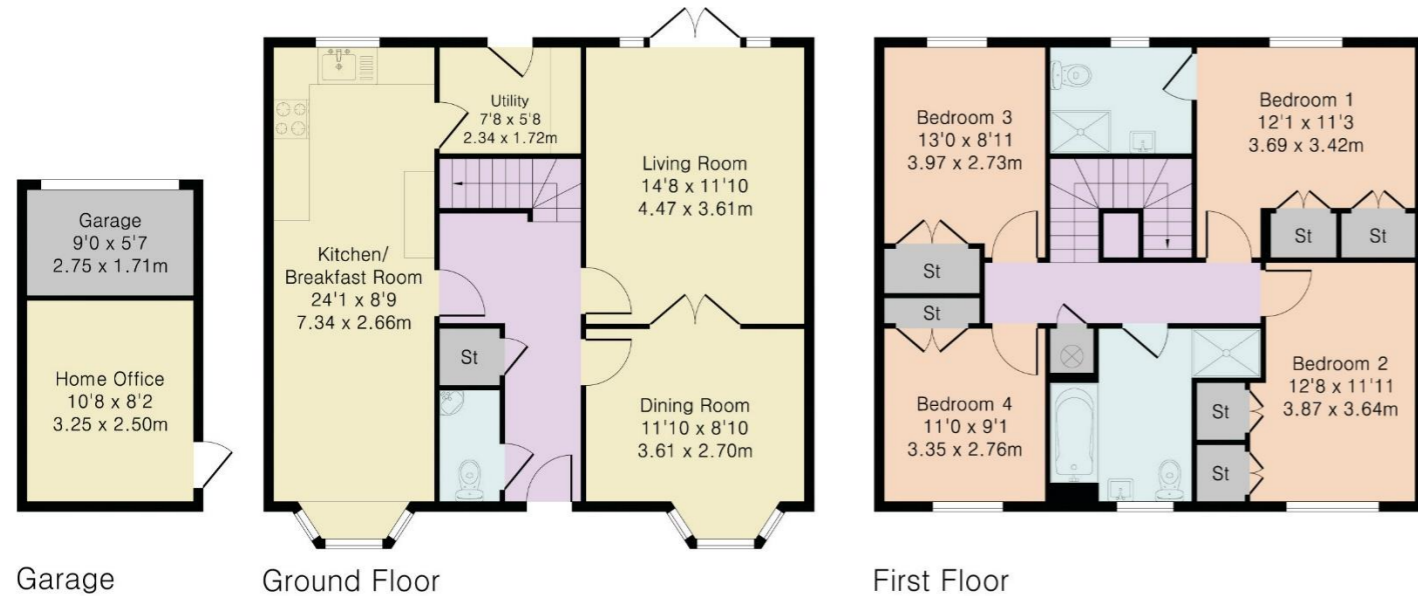


Approximate Gross Internal Area 1553 sq ft - 144 sq m

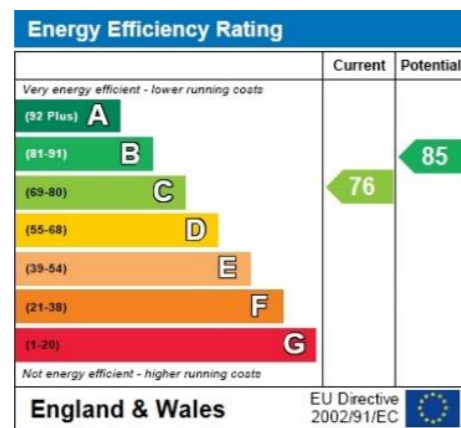
Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 693 sq ft – 64 sq m

Garage Area 149 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Ivy Walk, Hatfield Freehold Guide Price £670,000



Situated in the ever popular Hatfield Garden Village, this well presented four bedroom detached family home offers spacious and versatile living accommodation throughout.

- Sought-after Hatfield Garden Village location
- Four bedroom detached family home
- Large driveway for 2-3 vehicles
- Spacious lounge and separate dining room
- Modern kitchen with separate utility room
- Ground floor cloakroom & En-suite to master bedroom
- En-suite to master bedroom
- Family bathroom with additional shower cubicle
- 60ft private rear garden
- Garage to rear, partly converted into an office with power and lighting





Entrance Hallway

Welcoming entrance with laminate wood-style flooring, a storage cupboard, an under-stairs storage recess, and a single radiator. Stairs leading to the first floor.

Cloakroom/W.C

Fitted with a low-level flush W.C, a wall-mounted wash hand basin, partly tiled walls, extractor fan, and a single radiator.

Dining Room

Bright and airy with a UPVC double-glazed bay window to the front aspect, coving to the ceiling, and laminate wood-style flooring. Double doors lead to:

Lounge

A spacious reception room with UPVC double-glazed French doors opening onto the rear garden, plus a UPVC double-glazed window to the rear aspect. Features include laminate wood-style flooring, a decorative electric fireplace with ornate surround, and a double radiator.

Kitchen/Diner

Well-appointed with a range of base and eye-level units, roll-top work surfaces, and tiled splashbacks. Includes a built-in electric oven, gas hob with extractor fan, plumbing for a dishwasher, and a one-and-a-half bowl stainless steel sink unit with mixer taps. The UPVC double-glazed bay window to the front aspect allows plenty of natural light. A single radiator and laminate wood-style flooring complete the space.

Utility Room

Additional storage and laundry space with plumbing for a washing machine, space for a tumble dryer, a wall-mounted boiler, and a door leading to the garden.

First Floor

Landing

Loft access, storage cupboard housing the boiler, and doors leading to all bedrooms and the family bathroom.

Master Bedroom

Generous double bedroom with a UPVC double-glazed window to the rear aspect, a range of fitted wardrobes, and a single radiator.

En-Suite

Featuring a walk-in tiled shower cubicle with an electric shower, low-level flush W.C, pedestal wash hand basin, partly tiled walls, extractor fan, and UPVC double-glazed opaque window to the rear aspect.

Bedroom Two

Another spacious double bedroom with UPVC double-glazed window to the front aspect, fitted wardrobes, and a single radiator.

Bedroom Three

Well-sized room with a UPVC double-glazed window to the front aspect, fitted wardrobes, and a single radiator.

Bedroom Four

Comfortable fourth bedroom featuring a UPVC double-glazed window to the front aspect, fitted wardrobes, and a single radiator.

Family Bathroom

Comprising a low-level flush W.C, pedestal wash hand basin, panel-enclosed bath with shower attachment, walk-in shower cubicle with an electric shower, extractor fan, and partly tiled walls.

Rear Garden

Approximately 60ft in length, this private garden is mainly laid to lawn with mature shrubs and plant borders. Features include a patio area, side access, rear access, outside tap and a shed.

Garage

Situated at the rear, the garage has been partly converted into an office space with power and lighting, while the front section remains available for storage with an up-and-over door.

Driveway & Front Aspect

Large driveway for 2-3 vehicles with a private and tucked-away setting, offering open field views to the side. A charming pathway leads to the front of the property, enhancing its sense of privacy.

Further Details

The property is Freehold
Council Tax Band - Band F

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.