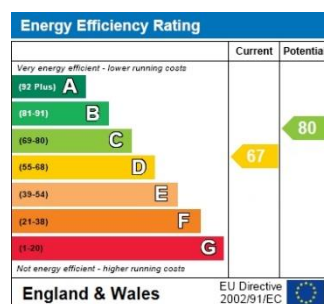


Lark Rise, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1727 sq. ft / 161 sq. m



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.

Lark Rise, Hatfield Freehold Price £599,995



Spacious and extended detached home in the sought after Birds & Trees area of Hatfield. Ideally situated within catchment for excellent schools and offering easy access to local shops, town centre, rail connections, and major road links, this property boasts versatile living space.

- Spacious detached home in the desirable Birds & Trees area of Hatfield
- Highly regarded school catchment with excellent local amenities nearby
- Large, extended ground floor offering flexible living space
- Three well-proportioned bedrooms with fitted wardrobes
- Expansive lounge/dining/family room with dual aspect natural light





Entrance Hallway

A welcoming entrance with Alicante marble stone flooring, hive heating thermostat, airing cupboard, storage/coat cupboard, access to the reception rooms and the kitchen and ground floor shower room - stairs lead to the first floor-

Front Reception Room / Study / Guest Room

This versatile front facing room features parquet flooring, double radiator, coving to a textured ceiling, and a double glazed window to the front aspect.

Ground Floor Shower Room

A modern shower room with Alicante Marble stone flooring, recessed downlighting, extractor fan, a fully tiled walk in shower cubicle with a plumbed in shower, a wall mounted wash hand basin, and a low level flush W.C.

Lounge / Dining / Family Room

A stunning open plan living space filled with natural light from two sets of double glazed French doors, as well as additional windows to the rear and side aspect. The room benefits from Alicante Marble stone flooring, recessed downlights, two double radiators, and a large storage cupboard, making it the perfect area for both entertaining and family relaxation..

Kitchen

The modern kitchen is well equipped with Alicante marble stone flooring, recessed downlights, and a double glazed French door leading to the garden. It features a comprehensive range of base and eye level units with roll top work surfaces and tiled splashbacks, integrated appliances including a dishwasher, plumbing for a washing machine, space for a tumble dryer, and a cupboard housing the boiler. There are two built in electric ovens, an electric hob with a stainless steel extractor, two stainless steel sinks with a mixer tap, and space for a fridge freezer. A double radiator completes the space with a door leading to the garage.

First Floor Landing

Featuring wood laminate flooring, coving to a textured ceiling, and loft access. Doors lead to all three bedrooms and the family bathroom.

Master Bedroom

A spacious double bedroom with wood laminate flooring, a range of fitted wardrobes, a single radiator, and a double glazed window to the rear aspect.

Bedroom Two

Another well-proportioned bedroom with wood laminate flooring, a single radiator, a double glazed window to the front aspect, and fitted wardrobes with mirrored sliding doors.

Bedroom Three

A comfortable third bedroom with wood laminate flooring, a single radiator, and a double glazed window to the front aspect.

Family Bathroom

A modern bathroom suite comprising a panel enclosed bath with shower attachment, wall mounted wash hand basin, low level flush W.C., tiled walls, a single radiator, inset downlights, and a double glazed opaque window to the side aspect.

Rear Garden

Extending approximately 75ft, the beautifully maintained and unoverlooked garden is mainly laid to lawn with mature plant and shrub borders. A patio area provides space for outdoor dining, while the pergola grape vine covered seating area creates a tranquil retreat. There is a mature apple tree and bay trees, adding to the charm of the space. At the rear, a fully insulated summer house with power and lighting equipped with a low level tubular heater which keeps it warm and toasty in the winter to prevent it from freezing. An external water tap is provided for watering the garden.

There is also a shed via a side door at the rear to store garden equipment such as lawn mower, hedge cutter, chain saw and hand tools. The door is mounted on a piano hinge.

Front Driveway/Garden & Garage

A private driveway provides off street parking, leading to a garage with roller door, power, and lighting. The garage also benefits from internal access via the kitchen, adding further convenience. An internal water tap is provided for watering the front garden.

Front garden with a flower bed of roses and a succession of flowering plants in the year starting with daffodils and blue bells culminating in orange crocosmia along the driveway. Bins hidden behind tall plants in the corner.

Our Vendors Thoughts

The house was designed by the Sir Basil Spence partnership and the extension by George Petrides, an RIBA prize winning architect. We started discussions with a blue egg glass door handle as a mediterranean theme and imagined what it would be like playing music on a greek island by the sea. When you enter our house you proceed through a wide hall through the double doors to the rear reception room. The impression is of a mediterranean villa. The rear reception room has a wide vista to the garden, enough for a grand piano with room for seating and dining. The front reception room is flexible, used as a bedroom, play room, gym or guest bedroom. Currently it has a convertible settee and a treadmill. Shower room is across the hall. Upstairs are the original 3 bedrooms. We have brought up our family in this house and faced the common challenge of access to good schools in the area. Dame Alice Owen's is about 15 minutes by car via Welham Green and Swanland Road. The local girls school is Bishop's Hatfield. There is the Mid-Herts Centre for Music and Arts in the town. We are sad to leave because the changes were designed for us but we are moving to be nearer our grandchildren.