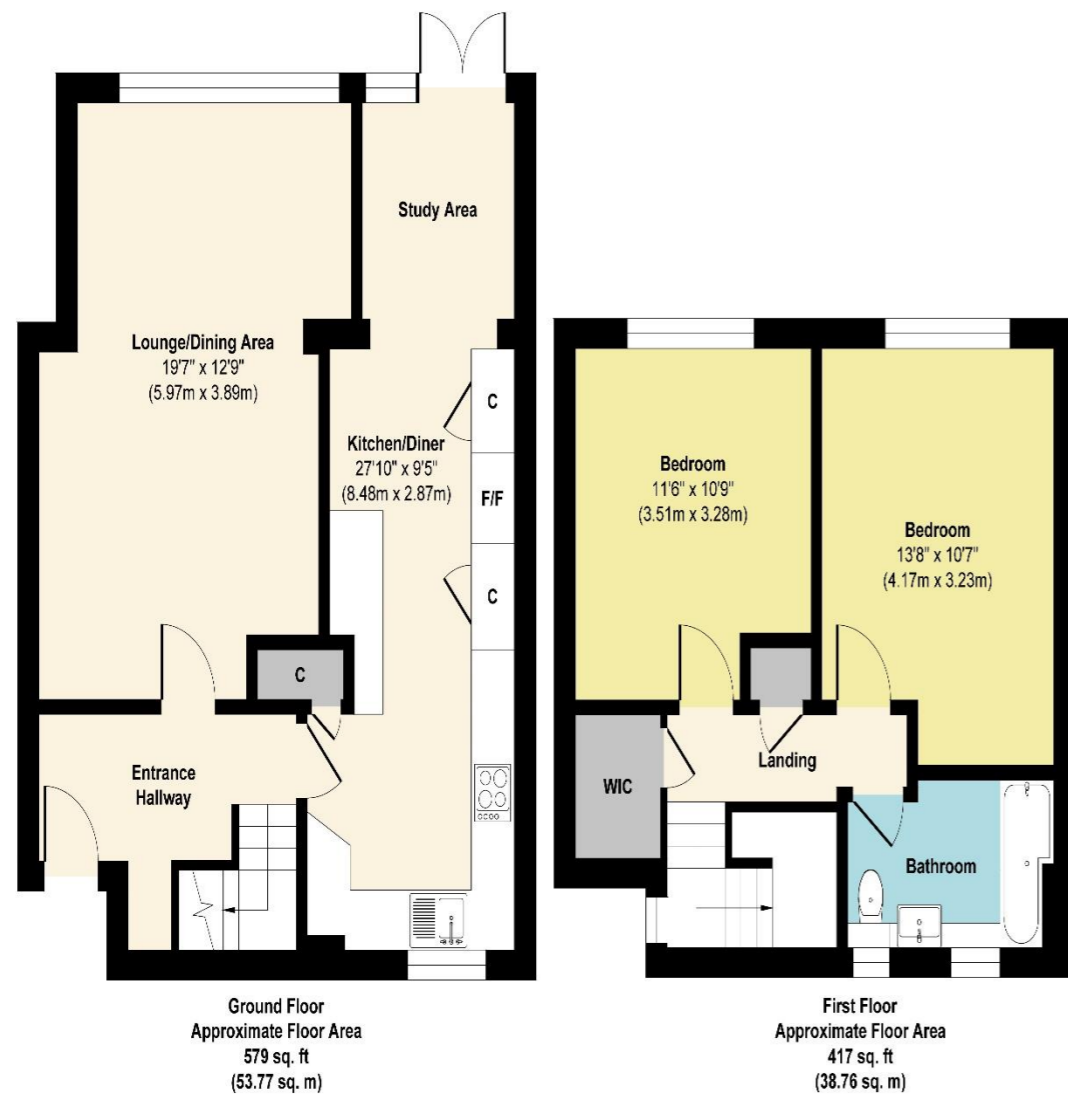


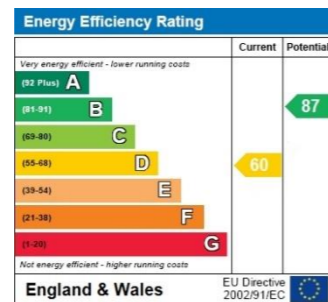
## Drovers Way, Hatfield



**Approx. Gross Internal Floor Area 996 sq. ft / 92.53 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

## Drovers Way, Hatfield Freehold Price £375,000



A fantastic extended two bedroom mid terrace house, located in the desirable Birchwood area of Hatfield, this home offers a blend of style and functionality.

- FULLY REFURBISHED THROUGHOUT
- EXTENDED TWO BEDROOM MID TERRACE
- SITUATED IN BIRCHWOOD
- HIGH SPECIFICATION KITCHEN
- BREAKFAST BAR/DINER
- STUDY AREA
- NEWLY FITTED FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- AMPLE PARKING TO REAR
- EXCELLENT CONDITION





## Entrance Hall

Accessed via a new composite glazed door, inset coir matting, premium laminated flooring, covered radiator, space and storage under stairs, spotlights, and newly fitted carpeted stairs to first floor landing. Doors to

## Living Room

Premium laminated flooring, radiators, ample space for dining room table and chairs, double glazed window to rear with custom made blinds, and wall lights.

## Kitchen/Diner

A custom designed modern white kitchen with handleless doors, with a good selection of wall and base units with quartz work tops and matching splash backs, a deep inset one and a half bowl stainless steel sink with mixer tap, integrated dishwasher below, integrated premium matching brand hob, oven, oven microwave combo and extractor fan. A thoughtfully designed utilities cupboard with space for stacking tumble dryer & washing machine, all input and output plumbing neatly concealed. Space for large American style fridge freezer with plumbed cold water input for water dispenser. Lots Of additional cupboards incorporating a double bin for rubbish and recycling and shelf for food waste caddy bin, an additional cupboard with installed power points for charging electrical cleaning equipment. A breakfast bar with space for 4 bar stools, storage underneath and wine rack. Newly installed spotlights and power points throughout. (Newly installed & easily accessible water stopcock under the sink).

## Study Area

This area offers lots of space for those who work from home, new modern design vertical radiator, newly installed power points and space for a full size work desk and seating. Double glazed door opening onto the garden.

## Landing

Luxury vinyl tiled flooring, airing cupboard with `Worcester` boiler with `Hive` thermostat. A further deep storage cupboard. Loft boarded. Spotlights.

## Bedroom One

Luxury vinyl tiled flooring, double glazed window to rear, radiator and custom blackout blinds fitted. Spotlights.

## Bedroom Two

Luxury vinyl tiled flooring, double glazed window to rear, radiator, and custom blackout blinds fitted. Spotlights.

## Walk In Cupboard

There is also a large walk in cupboard that offers lots of versatility with shelving. (Big enough for a small office space).

## Bathroom

A Premium fitted vinyl flooring, panel enclosed extra wide bath with mixer taps, shower attachment and glass screen for easy access. Low level WC with soft close and concealed cistern, two vanity units one incorporating a mounted hand wash basin with mixer tap and fitted wall mirror. Two double glazed obscure windows letting an abundance of natural light. Wall mounted heated towel rail holder. Part tiled walls with built in double wall shelf and tiled windowsills. Spotlights.

## Front Garden

Laid to lawn. Path to front door. Internal storage cupboard housing fuse board upgraded, gas and electric meters.

## Rear Garden

The rear garden features high-quality premium wood fence panels, complemented by newly installed concrete posts on all three sides for enhanced durability and privacy. The patio area is beautifully crafted using Indian sandstone paving slabs, providing an elegant space that is spacious enough to accommodate a 3x6m gazebo, designed to enhance outdoor living. Newly fitted outside water tap and double power point.

The garden also boasts a premium thick artificial turf ensuring a lush and well-maintained green space year round. Additionally, there are flower beds enclosed within reinforced concrete walls, offering a structured and attractive area for planting, adding a vibrant touch to the overall aesthetic of the garden.

This thoughtfully designed outdoor space is perfect for relaxation, entertaining, and enjoying the outdoors. Brick built storage shed. Rear access gate to car parking.

Parking to the rear of the property with plenty of additional non-permit parking available.

## Further Details

The property is Freehold  
Council Tax Band - Band C

**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.**