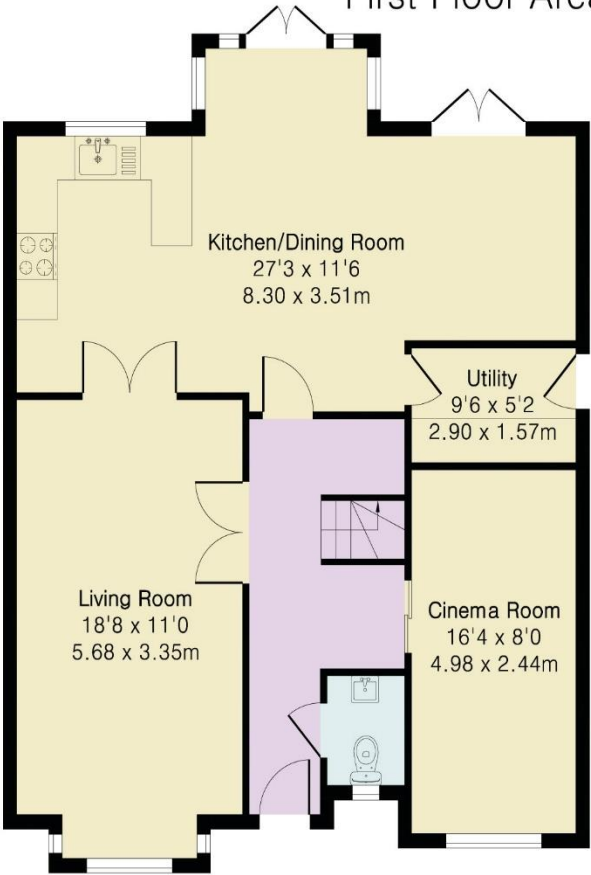


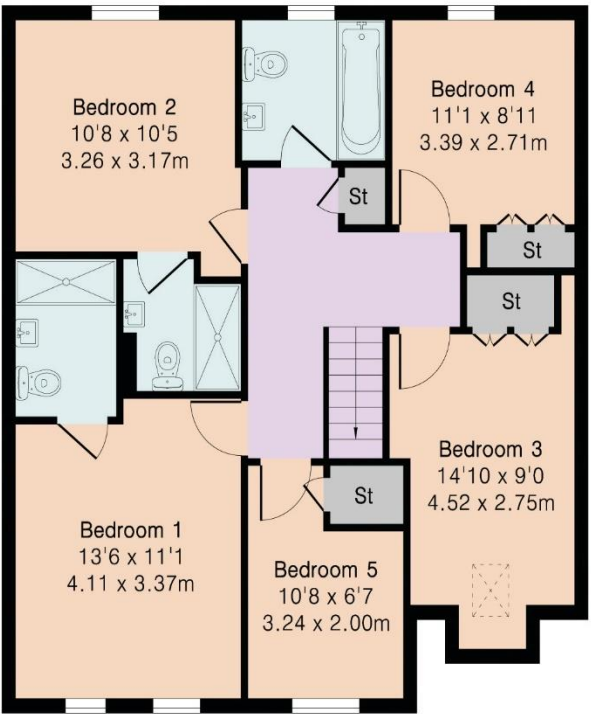
Approximate Gross Internal Area 1676 sq ft - 155 sq m

Ground Floor Area 875 sq ft – 81 sq m

First Floor Area 801 sq ft – 74 sq m



Ground Floor



First Floor



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.



Peregrine Way, Hatfield Freehold

Price £785,000



An executive five bedroom CHAIN FREE detached home, located on a private road in a highly sought after development. with two ensuite bedrooms, a cinema room, and a stunning open plan kitchen/diner.

- Five bedroom executive detached home
- Chain free property in a private development
- Two ensuite bedrooms & family bathroom
- Stunning open plan kitchen/diner with French doors to the garden
- Separate lounge and additional cinema room
- Amtico flooring throughout the ground floor
- 50 ft landscaped rear garden with artificial lawn & patio area
- Fully powered wooden built garden outbuilding (home office/playroom)
- Off street parking for two vehicles & side access to the rear
- Peaceful and quiet location with open, unoverlooked views



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.



# Peregrine Way, Hatfield



# Peregrine Way, Hatfield

## Entrance Hallway

The property is accessed via the front door, leading into a spacious entrance hallway featuring Amtico flooring, a single radiator, and a staircase to the upper level. Doors lead to the ground floor cloakroom, lounge, kitchen/diner, and cinema room.

## Ground Floor Cloakroom

The cloakroom is fitted with a low-level flush WC, a pedestal wash hand basin with tiled splashback, and Amtico flooring and a double-glazed opaque window to the front aspect.

## Lounge

Positioned at the front of the property, this bright and spacious lounge features a double-glazed bay window, a double radiator, a single radiator, and Amtico flooring. Double doors lead into the kitchen/dining area, creating a seamless flow of space.

## Kitchen/Diner

This stunning open-plan kitchen and dining area boasts Amtico flooring and two sets of French doors opening onto the garden, flooding the space with natural light.

The kitchen area is fitted with a range of base and eye-level units with roll-top work surfaces and tiled splashbacks, a built-in electric oven, a gas hob with a stainless steel extractor fan, and plumbing for a dishwasher. There is also space for a fridge/freezer, and a door leading to the utility room. Two double radiators provide warmth and comfort.

## Utility Room

The utility room provides convenient additional storage, featuring Amtico flooring, a range of base and eye-level units with roll-top work surfaces and plumbing for a washing machine. A cupboard houses the boiler, and a door leads to the rear garden.

## Cinema Room

A versatile additional reception room, currently used as a cinema room, featuring a double-glazed window to the front aspect, Amtico flooring, and a feature radiator.

## First Floor Landing

The first-floor landing is bright and airy, featuring a single radiator, loft access, and a storage cupboard housing the hot water tank. Doors lead to all five bedrooms and the family bathroom.

## Master Bedroom

The spacious master bedroom benefits from two double-glazed windows to the front aspect, a single radiator, and a door leading to the ensuite shower room.

## Ensuite Shower Room (Master Bedroom)

The ensuite includes a walk-in shower cubicle, a pedestal wash hand basin, and a low-level flush WC. The space is partly tiled and finished with vinyl flooring, a single radiator, and an extractor fan.

## Bedroom Two

A large double bedroom positioned at the rear of the property, featuring a double-glazed window, a single radiator, and a door leading to an ensuite shower room.

## Ensuite Shower Room (Bedroom Two)

Fitted with a walk-in shower cubicle, a pedestal wash hand basin, and a low-level flush WC, this ensuite features partly tiled walls, a single radiator, and an extractor fan.

## Bedroom Three

A well-sized bedroom, featuring a skylight window to the front aspect and a single radiator.

## Bedroom Four

Positioned at the rear of the property, this bedroom features a double-glazed window and a single radiator.

## Bedroom Five

Located at the front of the property, this bedroom benefits from a double-glazed window, a storage cupboard, and a single radiator.

## Family Bathroom

The modern family bathroom is fitted with a panel-enclosed bath with a shower attachment, a pedestal wash hand basin, and a low-level flush WC. The space is partly tiled and finished with laminate flooring, an extractor fan, a double radiator, and a double-glazed opaque window to the front aspect.

## Rear Garden

The approx. 50 ft rear garden is beautifully landscaped, featuring an artificial lawn, a patio area, shingle areas, planted shrubs, and rear access. Additional features include outside lighting, an outside tap, and double-gated side access to the front of the property.

## Garden Outbuilding

A highly versatile wooden-built outbuilding, offering power, lighting, a radiator, and storage space. This space can be used as a home office, playroom, or additional storage area.

## 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.**