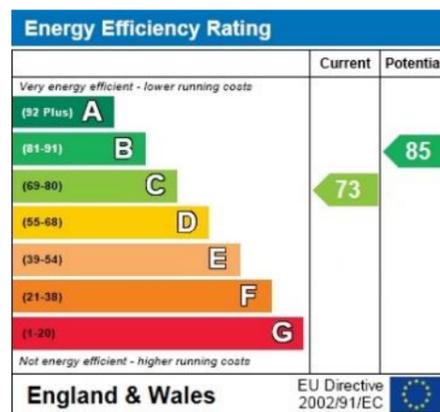


Bluebell Way, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1408 sq. ft / 131 sq. m



For identification purposes only
Measurements are approximate 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.

Bluebell Way, Hatfield Freehold Guide Price £550,000



Chain free four bedroom end terrace home in sought after Hatfield Garden Village, arranged over three floors with two en-suites, one family bathroom & WC, spacious dual-aspect lounge/diner, kitchen, garage, driveway for two vehicles, and a private 35ft rear garden.

- Four bedroom spacious end terrace family home over three floors
- CHAIN FREE
- Kitchen with integrated appliances
- Large dual-aspect lounge/diner with garden access
- Master bedroom with ensuite and dressing area on top floor
- Three further bedrooms on middle floor, one of which has ensuite
- Driveway for two vehicles plus garage with power
- Excellent storage throughout including under-stairs & eaves
- Family bathroom and ground floor WC
- Approx. 35ft private garden with mature screening





Entrance Hall

Laminate wood-style flooring, dado rails, coving to ceiling, inset spotlights, single radiator, under-stairs storage cupboard, cloak cupboard, stairs to upper floors, doors to cloakroom, kitchen, and lounge.

Cloakroom/WC

Double-glazed opaque window to front aspect, low-level flush WC, vanity unit with wash hand basin, single radiator, dado rails, laminate wood-style flooring.

Kitchen

Two double-glazed windows to front aspect, one-and-a-half bowl stainless steel sink with mixer tap, range of base and eye-level units with roll-top work surfaces and tiled splashbacks. Built-in electric oven, gas hob, stainless steel extractor fan, cupboard housing boiler, integrated fridge/freezer, plumbing for washing machine and dishwasher, tiled flooring, coving, and inset spotlights.

Lounge/Diner

Double-glazed windows to rear and side aspects, double-glazed French doors to garden, two single radiators, double radiator, coving to ceiling.

First floor landing

Coving, inset spotlights, storage cupboard, stairs to second floor, access to all first floor rooms.

Bedroom Two

Two double-glazed windows, two single radiators, coving to ceiling, fitted wardrobes, access to:

En-Suite Shower Room

Walk-in shower cubicle with plumbed-in shower, low-level WC, pedestal wash hand basin, stainless steel heated towel rail, extractor fan.

Bedroom Three

Two double-glazed windows to front aspect, double radiator, coving to ceiling.

Bedroom Four

Double-glazed window to front aspect, single radiator, coving to ceiling.

Family Bathroom

White suite with panel enclosed bath, WC, wash hand basin, partly tiled walls

Top Floor Landing

Double-glazed window to front aspect, eaves storage, single radiator, coving to ceiling.

Master Bedroom

Double-glazed window to rear, single radiator, coving to ceiling, fitted wardrobes, loft access, access to

En-Suite Shower Room

Double-glazed window to side, walk-in tiled shower cubicle with plumbed-in shower, pedestal wash hand basin, low-level flush WC, stainless steel heated towel rail, extractor fan.

Rear Garden

Approx. 35ft, mainly laid to lawn, well-screened by mature tree at rear, established plant and shrub borders, patio area, outside security light, rear access into garage.

Front Garden

Shingle, bushes, and shrubbery with pathway to front door (potential to convert into further parking STPP).

Driveway & Garage

Driveway to side providing off-street parking for two vehicles. Garage with up-and-over door, power, and lighting.

Further Details

The property is Freehold
Council Tax Band - Band E

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.