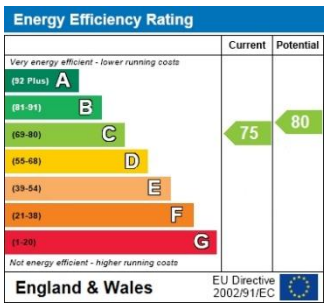


Gorseway



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.

Gorseway, Hatfield Freehold
Guide Price £525,000

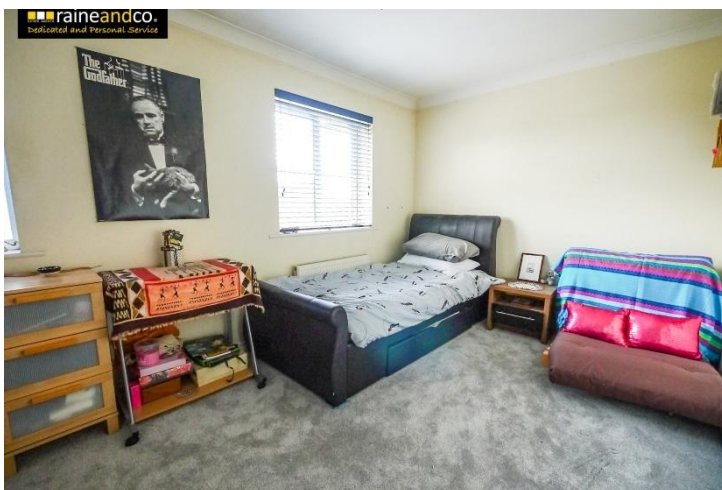


- Spacious and well presented three bedroom three storey townhouse in Hatfield Garden Village. One owner since new, with conservatory, low maintenance garden, garage, and new carpets throughout. Moments from sought after schools and amenities. A fantastic family home with versatile living.
- Stylish three bedroom three storey townhouse
 - Sought after Hatfield Garden Village location
 - Owned since new – first time on the market
 - Spacious kitchen/diner with integrated appliances
 - Bright conservatory opening onto sunny patio
 - New boiler (2021) & new carpets throughout
 - Master bedroom with fitted wardrobes & en-suite
 - Modern low maintenance rear garden
 - Driveway + integral garage with power & lighting
 - Close to top local schools, shops & play areas



Gorseway, Hatfield

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Entrance Hallway:

Inviting entrance hall with laminate wood style flooring, double radiator, storage cupboard, inset spotlights, coving to ceiling, and internal door to the garage. Stairs rise to the upper floors.

Ground Floor Cloakroom / WC:

Fitted with a low level WC and pedestal wash hand basin with single taps, extractor fan, tiled flooring, and single radiator.

Kitchen / Dining Room:

Bright and functional with tiled flooring, double glazed rear window, French doors to garden, range of base and eye level units, integrated dishwasher and fridge/freezer, built-in oven with gas hob and extractor fan, and plumbing for a washing machine. Double radiator and ample space for dining.

Conservatory:

Tiled flooring, double glazed windows to rear and side aspects, ceiling fan, power points, and door to garden. A fantastic additional reception space for relaxation or entertaining.

First Floor Landing:

Double glazed window to front aspect, single radiator, coving to ceiling with inset spotlights, and stairs to the second floor.

Lounge:

Spacious and bright with two double glazed windows to front aspect, coving to ceiling, and single radiator. Ideal for relaxing or entertaining.

Bedroom Three:

Double glazed window to rear aspect, single radiator, coving to ceiling. Versatile space suitable for a bedroom, nursery, or home office.

Top Floor Landing:

Coving to ceiling, airing cupboard housing modern combination boiler (fitted in 2021), and access to the loft.

Family Bathroom:

Fitted with a low-level flush WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, partially tiled walls, tiled flooring, extractor fan, and single radiator.

Master Bedroom:

Double glazed window to front aspect, single radiator, coving to ceiling, range of fitted wardrobes, power points, and access to:

En-Suite Shower Room:

Opaque double glazed window to rear, low-level WC, walk-in shower cubicle with plumbed-in shower, tiled flooring, extractor fan, single radiator, and partly tiled walls.

Bedroom Two:

Spacious second bedroom with two double glazed windows to rear aspect, single radiator, and coving to ceiling.

Rear Garden:

Designed for low maintenance with a large paved patio area, raised shrub borders, outside tap, and security lighting. Side pedestrian access enhances convenience.

Front & Parking:

Driveway with space for one vehicle and integral garage access. Additional residential parking is available on the road. The home also benefits from its proximity to a children's play area.

Garage:

Integral single garage with up-and-over door, power and lighting, and internal door to hallway. Excellent for storage or potential conversion (STPP).

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.