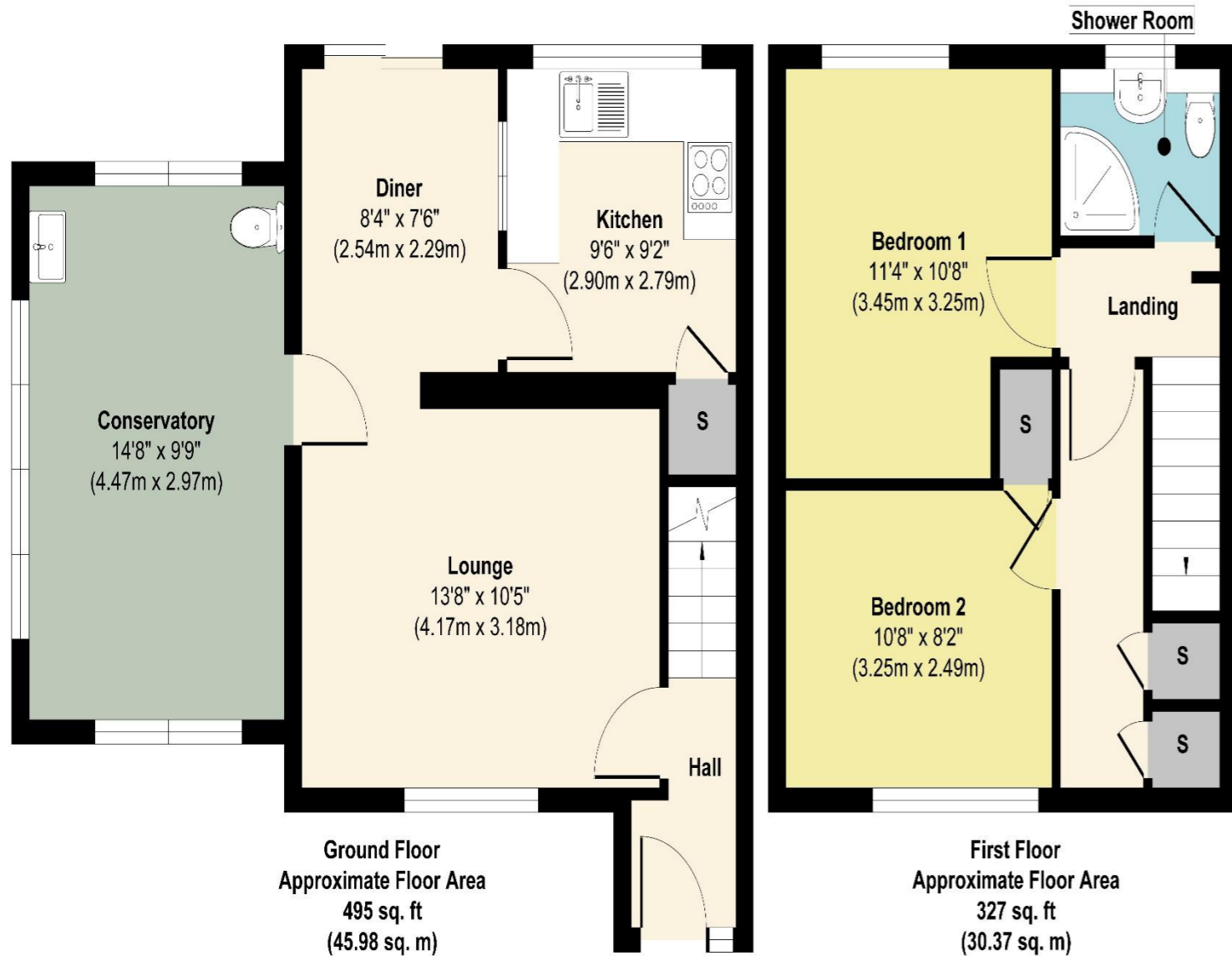


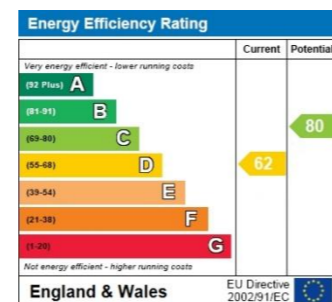
Lark Rise, Hatfield



Approx. Gross Internal Floor Area 822 sq. ft / 76.35 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.

## Lark Rise, Hatfield, Freehold Guide Price £350,000



Two bedroom house with a large wrap around garden and excellent potential to extend. The property features an open plan lounge diner, separate conservatory with wc, a modern kitchen and a brand new boiler. Well presented throughout and ready to move into.

- Huge Potential For Extension (STPP)
- Two Spacious Double Bedrooms
- Large Wrap Around Garden With Side Access
- Open Plan Lounge/Diner With Log Burner Fireplace
- Bright Separate Conservatory With WC And Sink
- Brand New Boiler Recently Installed
- Excellent Storage Including Fitted Wardrobes
- Spacious Kitchen With Brand New Oven And Hob
- Double Glazed Windows Throughout
- Ideal For First Time Buyers Or Investors





### Entrance Hall

A welcoming entrance hall with carpeted flooring, a window to the front, radiator and stairs rising to the first floor. Doors lead to the open plan lounge diner and a useful under stairs storage area.

### Lounge Diner

This generous open plan reception space is flooded with natural light from multiple double glazed windows and an electric fireplace, while the dining area offers ample space for a large table and chairs. Sliding doors provide direct access to the garden, and a further door leads through to the kitchen and conservatory. Carpeted throughout with radiators.

### Kitchen

The modern kitchen is fitted with a range of base and eye level units with roll edge work tops and tiled splash backs. It includes a brand new oven and hob, along with dedicated space for a dishwasher, fridge freezer and washing machine. There is also a useful integrated pantry cupboard for additional storage. The kitchen has vinyl flooring and a double glazed window overlooking the rear garden.

### Conservatory

A bright and spacious conservatory with double glazed windows on all sides, carpeted flooring and a radiator. This versatile space benefits from a low level flush wc and vanity sink. The brand new boiler is located here.

### Landing

Carpeted landing with loft access and doors leading to both bedrooms, the bathroom and a hallway.

### Bathroom

The family bathroom is partly tiled and features a low level flush wc, wall mounted inset sink, heated towel rail and a tiled electric shower with curtain. There is a double glazed window to the rear and carpeted flooring.

### Bedroom One

A generous double bedroom with carpeted flooring, a radiator and a double glazed window to the rear. The room benefits from a fitted wardrobe providing excellent storage.

### Bedroom Two

The second double bedroom is well proportioned with carpeted flooring, a radiator, fitted wardrobe and a double glazed window to the front.

### Garden

The standout feature of this property is the large wrap around garden, laid mainly to lawn and offering tremendous space for relaxation, entertaining or family play. The garden includes a useful storage shed, side access and an outside water point. Its size and shape provide huge potential for future extension or landscaping projects, subject to planning permission.

### 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.**