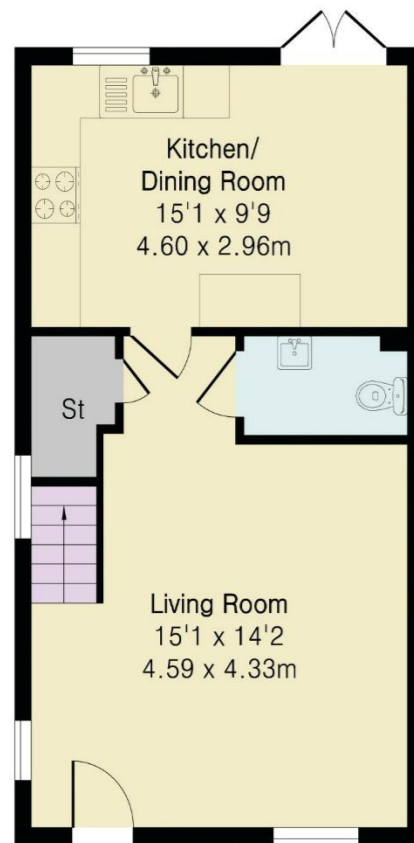


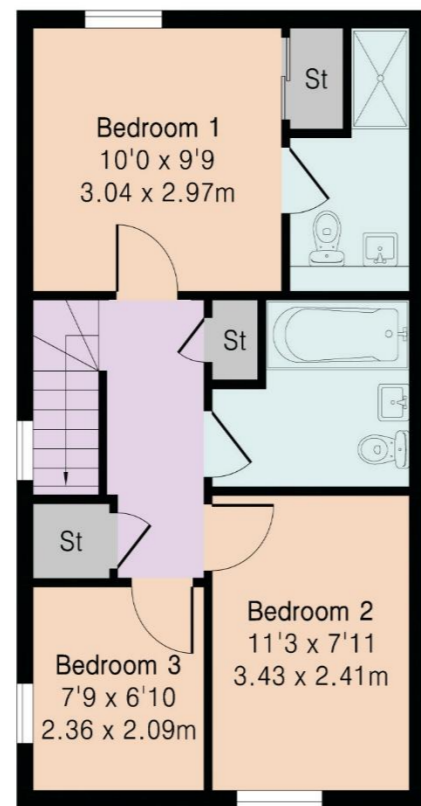
**Approximate Gross Internal Area 852 sq ft - 80 sq m**

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 426 sq ft – 40 sq m



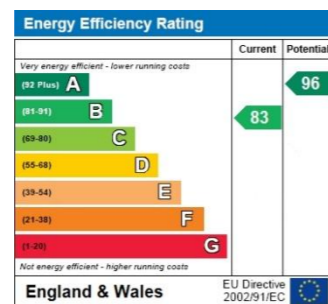
Ground Floor



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.



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.

## Overfield Close, Hatfield Freehold Guide Price £450,000



This beautifully presented three bedroom end of terrace house called "The Clement" built by Durkan Homes to the highest standards of quality and finish, offers modern living with a village feel. Located (0.5 miles) of Hatfield Train Station.

- Built by the highly regarded Durkan Homes
- Sought-after "The Clement" design with Builders Warranty Included
- Three well proportioned bedrooms
- En-suite shower room to principal bedroom
- Spacious kitchen/dining room
- Beautifully presented throughout
- Amtico flooring
- Private rear garden with side access
- Two allocated parking spaces
- Approximately 0.5 miles to Hatfield Station





*An exceptional opportunity to acquire this beautifully presented three bedroom end of terrace family home, known as "The Clement", constructed by the highly regarded Durkan Homes and finished to an impressive standard throughout. Combining contemporary design with practical family living, this attractive home forms part of a sought-after development offering a unique village atmosphere whilst remaining perfectly positioned for commuters. The accommodation has been thoughtfully designed to maximise both space and natural light. Upon entering, a welcoming entrance hall leads through to a spacious living room, providing the perfect setting for relaxing with family or entertaining guests.*

*To the rear of the property, the bright and stylish kitchen/dining room serves as the heart of the home, featuring a range of modern fitted units, quality work surfaces and ample space for dining and socialising. French doors open onto the rear garden, seamlessly connecting indoor and outdoor living during the warmer months. A convenient ground floor cloakroom completes the accommodation on this level.*

*The first floor offers three well proportioned bedrooms, ideal for growing families, professional couples or those working from home. The principal bedroom benefits from fitted storage and a contemporary en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom finished to a high specification.*

*Externally, the property continues to impress. To the front are two allocated parking spaces providing convenient off-street parking, whilst the rear garden offers a private outdoor retreat with a patio area, lawn and gated side access. The garden provides the perfect space for children to play, summer entertaining or simply enjoying the outdoors.*

*Further benefits include Amtico flooring, double glazing, efficient modern construction, attractive architecture and the remaining benefits associated with a recently built home.*

*The development itself enjoys an enviable position surrounded by green open spaces and landscaped areas, creating a welcoming community feel. Residents benefit from excellent local amenities, nearby shopping facilities, leisure opportunities and highly regarded schools, including a number with outstanding OFSTED ratings.*

*For commuters, Hatfield Railway Station is conveniently located approximately 0.5 miles away, providing fast and direct links into London, whilst the A1(M), M25 and surrounding road networks are all easily accessible.*

*Offering a superb combination of style, comfort, convenience and location, this outstanding home is perfectly suited to first-time buyers, professional couples, young families and downsizers alike.*

*Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.*

#### Storm Porch Entrance

A storm porch to front. A composite double glazed modern front door opening directly onto the living room.

#### Living Room

A spacious room at the heart of the property that benefits from Premium Amtico flooring throughout, radiators and dual aspect double glazed windows to front and side. Carpeted stairs to landing. Door to

#### Ground Floor Cloakroom

A spacious cloakroom with Premium Amtico flooring, low flushing WC, floating hand wash basin with mixer tap, splash back tiles and extractor fan.

#### Kitchen with Dining Area

A bright room with an abundance of natural light. Comprising a high specification kitchen, with a selection of wall and base units with work surfaces over and matching splash backs, a one and a half bowl stainless steel sink with mixer tap. Integrated 4 ring electric hob with a concealed overhead extractor above, integrated electric oven and grill, integrated dishwasher, space and plumbing for a washing machine. Matching wall unit incorporating an "Ideal Logic" boiler. Fitted carbon monoxide and smoke alarm.

Premium Amtico flooring throughout, radiator, double glazed window and double doors opening onto the garden. Ample space for large table and chairs.

#### Landing

Carpeted flooring, large double glazed window to side, storage cupboard and airing cupboard with hot water cylinder. Loft access.

#### Bedroom One

Carpeted flooring, radiator, fitted wardrobes with sliding doors, double glazed window to rear. Wall lights. Door to

#### Ensuite Shower Room

Premium Amtico flooring, low flushing WC, floating hand wash basin with mixer tap and splash back tiles, wall mounted heated towel rail, a deep shower with thermostatic shower controls, folding glass door. Partly tiled walls.

#### Bedroom Two

Carpeted flooring, radiator and double glazed window to front.

#### Bedroom Three

Amtico flooring, radiator and double glazed window to rear.

#### Family Bathroom

Premium Amtico flooring, low flushing WC with concealed cistern, floating hand wash basin with mixer tap and splash back tiles, wall mounted heated towel rail, white panelled bath with thermostatic shower controls, glass screen. Partly tiled walls.

#### Front

Low maintenance garden. Parking for two cars in allocated bays in front of property.

#### Rear Garden

A large patio area for entertaining friends and family, pet friendly artificial grass lawn, and side access gate.

#### Further Details

The property is Freehold  
Council Tax Band - Band D

**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.**