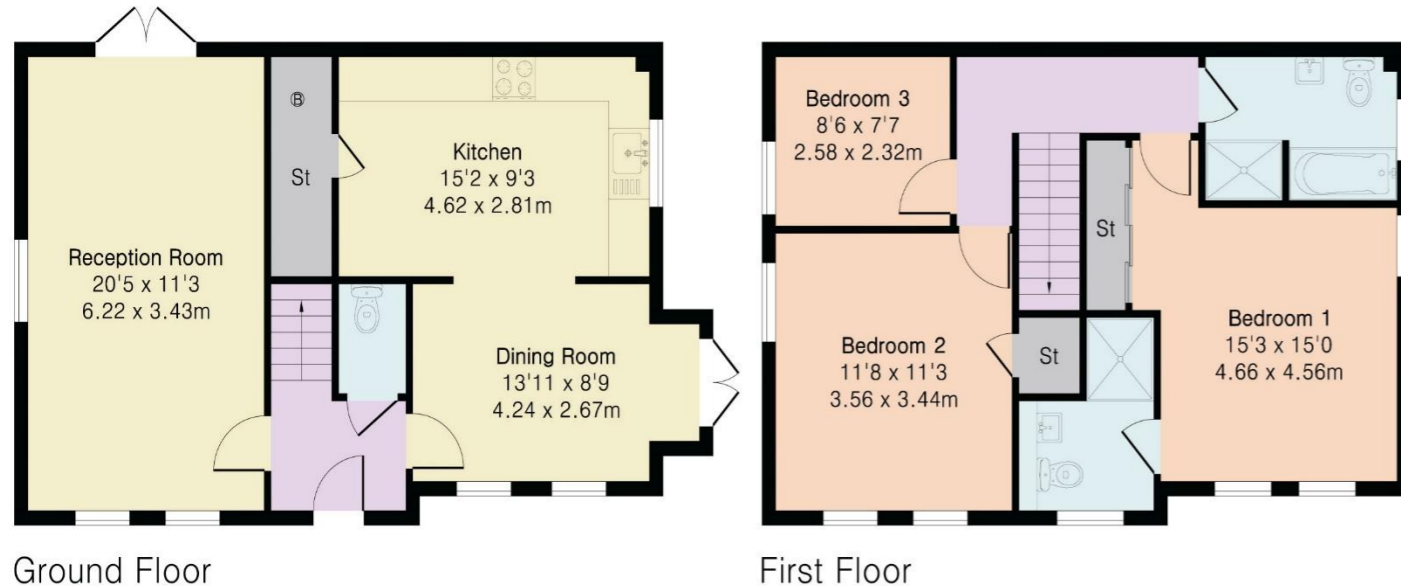


Burleigh Mead, Hatfield, Freehold Guide Price £600,000

Approximate Gross Internal Area 1209 sq ft - 113 sq m

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 598 sq ft – 56 sq m

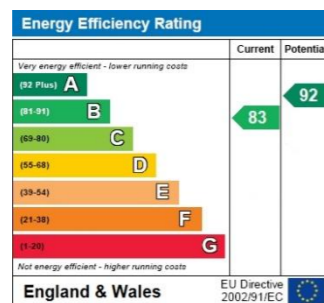


A beautifully presented three bedroom detached home in a quiet Old Hatfield cul de sac, offering modern interiors, spacious living areas, private wrap around garden, driveway for multiple cars and excellent access to Hatfield Station perfect for comfortable family living and commuters alike.

- Three Bedroom Detached Family Home
- Private Wrap Around Garden With Decking, Patio And Side Access
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Dining Room With French Doors
- Driveway Parking For Multiple Vehicles
- Quiet Cul De Sac Location In Old Hatfield
- Spacious Triple Aspect Living Room With Garden Access
- Main Bedroom With Fitted Wardrobes And En Suite
- Contemporary Family Bathroom With Separate Shower And Bath
- Double Glazing And Gas Central Heating Throughout



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 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.





Ground Floor

Entrance Hall

Welcoming entrance with oak flooring, doors providing access to the main living areas. Access to downstairs WC and a gas radiator.

Downstairs WC

Fitted with a low-level W.C., vanity unit with wash hand basin. Finished with modern flooring and a double radiator.

Open Plan Kitchen/Diner

A bright and contemporary open plan space, thoughtfully designed to combine cooking, dining and entertaining. The kitchen is fitted with a range of sleek wall and base units, complemented by generous work surfaces and a stainless steel sink. Integrated appliances include an eye level oven and grill, gas hob with stainless steel extractor hood, Bosch dishwasher, AEG washing machine, and fridge/freezer.

Natural light is provided via windows to the front aspect, while two gas radiators ensure year round comfort. There is ample space for a family dining table, and French doors open out to the garden, creating an excellent indoor outdoor flow. A useful storage cupboard further enhances the practicality of this well designed space.

Living Room

A generously sized and beautifully bright triple aspect reception room, enjoying an abundance of natural light from two windows to the front aspect, an additional side window and French doors opening directly onto the rear garden. The well proportioned layout offers excellent flexibility for a range of furniture arrangements, making it perfectly suited to both comfortable everyday living and entertaining. This inviting space seamlessly connects indoor and outdoor areas, creating a wonderful setting for relaxing or hosting guests throughout the year. With a large gas radiator.

First Floor

Landing

Provides access to all bedrooms, loft access and family bathroom.

First Bedroom

Spacious dual aspect large bedroom with fitted mirrored wardrobes and access to a contemporary en suite. With windows to front and side aspect and gas radiator.

En Suite

Modern shower room with fully tiled shower cubicle, concealed W.C., vanity unit, heated towel rail, and tiled finishes, with window to front aspect.

Bedroom Two

Generous dual aspect double bedroom with built in storage cupboard and gas radiator.

Bedroom Three

Comfortable single bedroom ideal as a nursery, guest room, or home office. With window to side aspect and gas radiator.

Main Bathroom

A well appointed family bathroom comprising a separate panel enclosed bath and fully tiled shower cubicle, offering both convenience and flexibility. The suite also includes a contemporary vanity unit with inset wash hand basin and integrated storage, alongside a low level WC.

Further benefits include a heated towel rail for added comfort and a window to the side aspect allowing natural light while maintaining privacy. Finished with tiled flooring, this space provides a practical yet stylish setting for everyday use.

Garden

Private and well maintained wrap around garden with lawn, raised decking, patio area, and side access.

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.