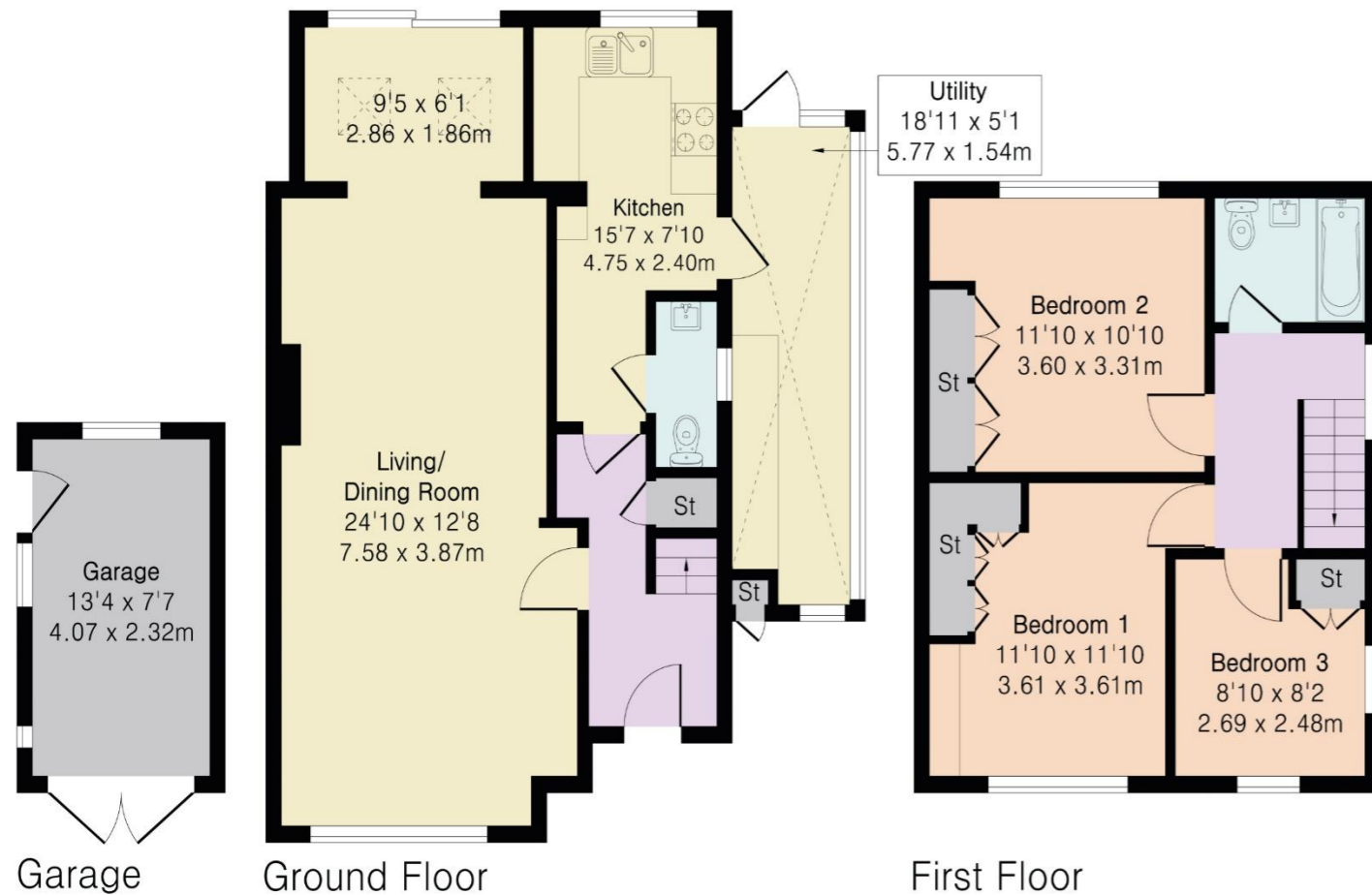


Approximate Gross Internal Area 1093 sq ft - 102 sq m
(Excluding Garage)

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 102 sq ft – 9 sq m



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.



Ellenbrook Crescent, Hatfield, Freehold Guide Price £650,000



A CHAIN FREE three bedroom semi detached home in sought after Ellenbrook location, featuring a spacious dual aspect lounge/diner, large driveway, generous south east facing garden with pergola and garage with HUGE potential to extend (STPP).

- Offered Chain Free
- Popular Ellenbrook Location
- Excellent Potential To Extend (STPP)
- Large Driveway With Ample Parking
- Spacious Dual Aspect Lounge/Diner
- South East Facing Rear Garden With Pergola
- Side Access And Garage Storage
- Gas Central Heating And Double Glazing
- Fully Boarded Loft With Power And Combi Boiler
- Three Bedroom Semi Detached Home



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.



Ground Floor

Entrance Hall

Welcoming entrance hall with wood style laminate flooring, gas radiator, understairs storage, and an open storage cupboard. Doors leading to the kitchen and lounge.

Open Plan Living/Dining Room

An impressive dual aspect open plan living and dining area spanning the full length of the property, offering excellent natural light throughout the day. The front aspect window is fitted with stylish wooden shutters, while large sliding glass doors to the rear provide direct access to the garden. The room features a central gas fireplace, creating a cosy focal point, while the dining area benefits from skylights overhead, enhancing the sense of space and brightness. Three radiators ensure comfort year round, making this an ideal space for both everyday living and entertaining.

Kitchen

A well appointed kitchen fitted with chipboard work surfaces and a range of units, complemented by tiled splashbacks. Appliances include a gas hob, fan oven, stainless steel extractor hood, and stainless steel sink. Integrated appliances include a dishwasher and fridge/freezer, helping to maintain a clean and streamlined finish. A rear aspect window overlooks the garden, and a radiator adds comfort. A door leads conveniently to the downstairs WC and utility room.

Downstairs WC

A useful ground floor cloakroom comprising a low level WC, vanity wash hand basin, and radiator. A side aspect window allows for natural light and ventilation, making this a practical addition for guests and family use.

Utility Room

Forming part of a double glazed side extension with a half conservatory feel, this versatile space is ideal for laundry and additional storage. It includes an electric radiator and space for both a washing machine and tumble dryer, with natural light making it a pleasant and functional working area.

Garden

A generously sized south east facing rear garden, ideal for enjoying morning and afternoon sun. The space is well balanced with a combination of paved patio area perfect for outdoor dining and entertaining and a well-maintained lawn. A charming pergola creates a defined seating or relaxation area, adding character and versatility to the space. The garden also benefits from side access, making it practical for storage and access, along with useful garage storage to the rear. Overall, a private and spacious outdoor area with excellent potential for further landscaping or enhancement.

First Floor

Landing

A bright and airy landing area, carpeted for comfort and featuring a side aspect window with wooden shutters. Provides access to all first floor rooms and includes loft access via a drop down ladder. The loft itself is fully boarded, with power and housing the combi boiler, offering excellent additional storage or potential workspace.

Bedroom One

A spacious principal bedroom positioned at the front of the property, featuring a window with wooden shutters allowing for both privacy and light control. The room benefits from fitted wardrobes providing ample storage, exposed wooden flooring adding character, and a gas radiator for comfort.

Bedroom Two

A well proportioned double bedroom overlooking the rear garden, enjoying a peaceful outlook through a window fitted with wooden shutters. Includes a fitted wardrobe, exposed wooden flooring, and a gas radiator, making it an ideal guest room or second bedroom.

Bedroom Three

A versatile third bedroom with dual aspect windows to the front and side, both fitted with wooden shutters, allowing for plenty of natural light. The room includes a fitted wardrobe, exposed wooden flooring, and a radiator, making it suitable as a bedroom, nursery, or home office.

Family Bathroom

A fully tiled bathroom suite comprising a bath with shower attachment, vanity wash hand basin, and WC. A heated towel rail adds comfort, while a rear aspect window provides natural light and ventilation. Finished in a clean and practical style, ideal for family use.

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.