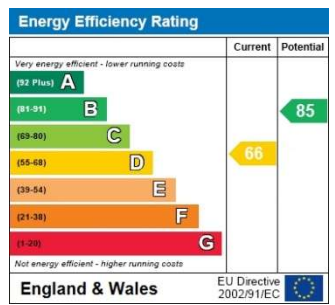


Approximate Gross Internal Area 1415 sq ft - 131 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 766 sq ft – 71 sq m
First Floor Area 649 sq ft – 60 sq m
Garage Area 304 sq ft – 28 sq m
Outbuilding Area 156 sq ft – 15 sq m



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.

Mount Pleasant Lane, Hatfield, Freehold
Guide Price £679,995



Chain free four bedroom detached home offered CHAIN FREE on the sought after Ryde development in Hatfield, featuring a stunning 2021 kitchen with Neff appliances, conservatory, utility room, double garage, south west facing garden and insulated home office outbuilding built in 2023.

- Chain Free Detached Family Home
- Sought After The Ryde Location
- Four Well Proportioned Bedrooms
- Double Garage And Driveway Parking For 3 Vehicles
- Fully Insulated Home Office Built In 2023
- Conservatory And Separate Utility Room
- South West Facing Rear Garden
- Bespoke Kitchen Fitted In 2021 With Neff Appliances
- New Boiler Installed In 2024
- Gas Central Heating And Double Glazing



Mount Pleasant Lane, Hatfield



Mount Pleasant Lane, Hatfield

CHAIN FREE and situated on the highly sought after Ryde development in Hatfield, this spacious four bedroom detached family home offers generous accommodation throughout. Ideally positioned for highly regarded local schooling including The Ryde School, Bishop's Hatfield Girls' School and Onslow St Audrey's School, the property is perfectly suited to family living. The home has been well maintained and improved by the current owners, including a bespoke fitted kitchen installed in 2021 with integrated Neff appliances, a new boiler fitted in 2024 and a superb fully insulated garden office outbuilding added in 2023. The accommodation begins with a welcoming entrance hall featuring a front aspect window and glazed entrance door allowing for plenty of natural light, together with wool carpeted flooring, gas radiator, understairs storage and access to all principal ground floor rooms. The impressive bespoke kitchen was fitted in 2021 and offers an extensive range of storage units complemented by speckled stone effect worktops and matching splashbacks. Integrated Neff appliances include an eye level oven and grill, dishwasher and fridge freezer, alongside a gas hob with integrated extractor. The kitchen overlooks the rear garden and opens into both the dining room and separate utility room. The utility room provides additional storage and workspace together with a stainless steel sink, side aspect window, glazed door to the garden and housing for the recently installed 2024 boiler. The dining room offers an excellent entertaining space and benefits from laminate flooring, gas radiator, sliding glazed doors into the conservatory and further glazed doors leading into the living room. The spacious living room enjoys dual front aspect windows, fitted wool carpeting, gas radiator and bespoke built in storage cabinetry. The conservatory is a generous additional reception space of half brick and double glazed construction, overlooking the attractive rear garden. To the first floor are four well proportioned bedrooms together with a family bathroom and en suite shower room to the principal bedroom. The landing also benefits from useful storage cupboards, airing cupboard and loft access to a partially boarded loft space. Externally, the property boasts a mature south west facing rear garden with patio seating areas, lawn, fruit trees and greenhouse with a raised garden corner. A standout feature is the substantial detached home office outbuilding constructed in 2023, fully insulated and fitted with electric heating, creating an ideal workspace or studio. The property also benefits from side access, driveway parking for 3 vehicles and a double garage with power, two up-and-over doors one of them being electrically operated door.

Ground Floor

Entrance Hall

Bright and welcoming entrance hall with front aspect window and glazed entrance door providing excellent natural light. Finished with fitted wool carpets, gas radiator, understairs storage cupboard, stairs rising to the first floor and doors leading to all ground floor accommodation.

Downstairs WC

Convenient ground floor cloakroom comprising WC and vanity sink unit, front aspect window, gas radiator and a large built in storage cupboard currently housing the laundry facilities.

Kitchen

Beautifully designed bespoke kitchen designed to maximise space fitted in 2021, offering a wide range of fitted storage units with speckled stone, worktops and matching splashbacks. Features include integrated Neff eye level oven and grill, integrated dishwasher and space for fridge freezer, gas hob with integrated extractor fan, stainless steel sink, rear aspect window and gas radiator. Open access into the dining room and utility room creates an ideal family layout, with vinyl tile flooring.

Utility Room

Useful separate utility room with additional fitted and easy access storage, stainless steel sink, side aspect window and glazed door providing direct garden access. Also houses the recently installed boiler fitted in 2024.

Dining Room

Well proportioned dining room with wood laminate flooring, gas radiator, sliding glazed doors leading into the conservatory and glazed internal doors opening into the living room.

Living Room

Spacious and comfortable dual aspect living room featuring two front aspect windows, fitted carpets, gas radiator and bespoke built in storage/display unit. Accessed via both the entrance hall and dining room.

Conservatory

Generous conservatory of half brick and double glazed construction, offering an excellent additional reception space overlooking the rear garden.

Rear Garden

Attractive south west facing rear garden with mature planting, fruit trees, raised vegetable garden corner lawn and patio seating areas. Also benefiting from side access, greenhouse and a substantial detached home office out building.

Outbuilding

Excellent detached garden office built in 2023 and fully insulated with electric heating, creating an ideal workspace, studio or hobby room. With ethernet connection and double outside socket.

Double Garage

Large double garage with full power supply, two separate up and over doors one of which being an electric door, together with driveway parking for 3 vehicles.

First Floor

Landing

Fitted wool carpeted landing with side aspect window, airing cupboard, additional storage cupboard, loft access to a partially boarded loft and doors leading to all first floor rooms.

Bedroom One

Large principal bedroom with three built in wardrobes, front aspect window, fitted wool carpets, gas radiator and direct access to the ensuite shower room.

En Suite

Well proportioned en suite comprising large walk in shower, vanity sink unit, WC, lino flooring, gas radiator and front aspect window.

Bedroom Two

Well sized double bedroom with front aspect window, fitted wool carpets and gas radiator.

Bedroom Three

Good sized bedroom overlooking the rear garden with fitted wool carpets and gas radiator.

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.