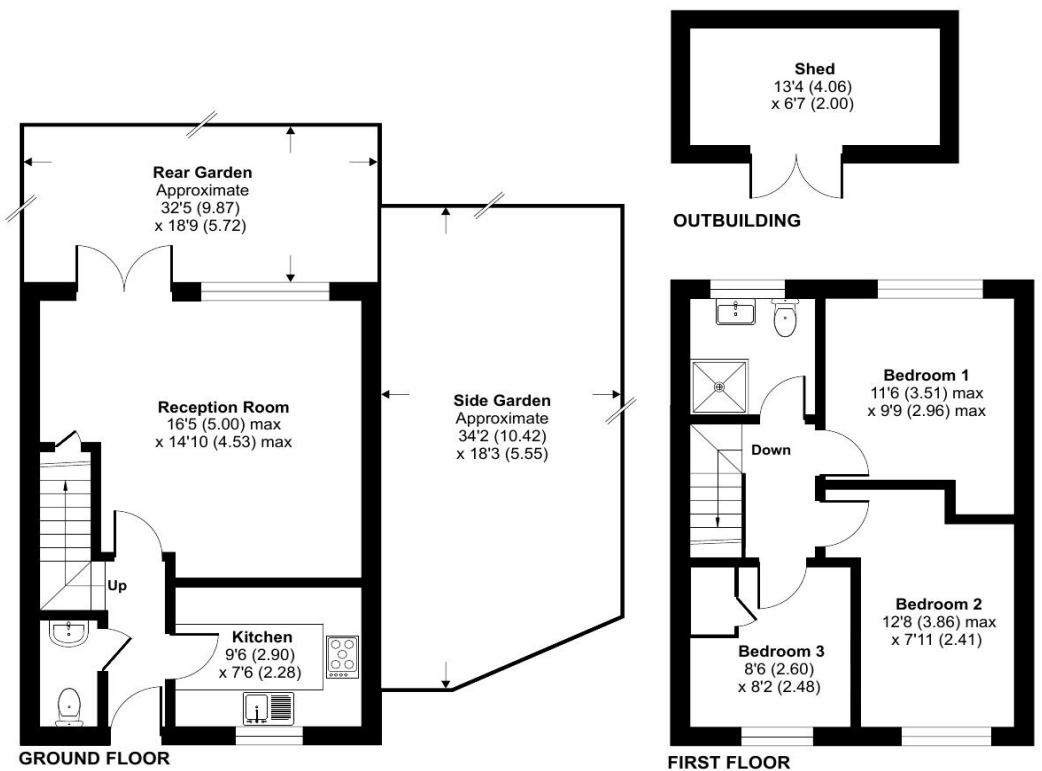


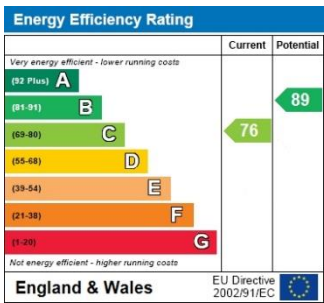


Gorseway, Hatfield, AL10

Approximate Area = 750 sq ft / 69.6 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 837 sq ft / 77.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1441137



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.

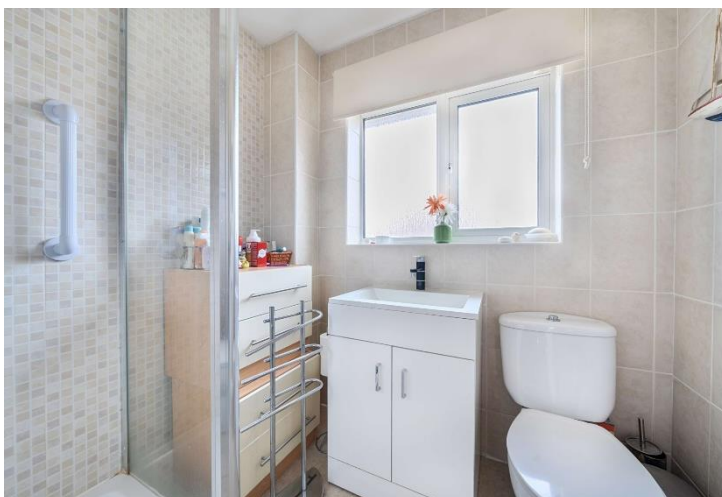
Gorseway, Hatfield Freehold
Guide Price £450,000



An attractive three bedroom end terrace home in the highly regarded Hatfield Garden Village, offering open plan living, allocated parking, generous gardens to the side and rear, and approved planning permission for a single storey extension.

- Three Bedroom End Terrace Family Home
- Planning Approval For Single Storey Extension
- Gas Central Heating And Double Glazing Throughout
- Popular Hatfield Garden Village Location
- Bright Open Plan Lounge/Dining Room
- Contemporary Fitted Kitchen And Appliances
- Generous Side And Rear Gardens
- Ground Floor WC
- Allocated Parking Space
- Excellent Road And Rail Transport Links





Ground Floor

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation, kitchen and downstairs WC, with laminate flooring.

Downstairs WC

Ground floor toilet fitted with WC, gas radiator and vanity unit sink.

Kitchen

Modern fitted kitchen featuring a range of matching wall and base units with complementary worktops and splashbacks, tiled flooring, stainless steel sink unit and a front aspect window providing natural light. Fitted with a gas hob and stainless steel extractor hood, eye level oven, integrated dishwasher, integrated fridge freezer, and washing machine

Living Room

Generous reception space with ample room for both seating and dining areas, complemented by French doors opening onto the rear garden and a window to the rear aspect. With under stairs storage cupboards and two gas radiators.

First Floor

Landing

Doors to all first floor rooms and loft access to half boarded loft.

Bedroom One

Spacious principal bedroom with window to rear aspect and built in wardrobes, with gas radiator and laminate flooring.

Bedroom Two

Good sized second bedroom suitable for a double bed and additional storage. Window to front aspect, gas radiator and laminate flooring.

Bedroom Three

Versatile third bedroom ideal for use as a nursery, guest room or study. Window to front aspect, gas radiator, storage cupboard and laminate flooring.

Family Bathroom

Contemporary shower room comprising a walk in shower enclosure, low level WC and wash hand basin with vanity storage beneath. Complemented by modern wall tiling, tiled flooring, chrome heated towel rail and window to front aspect providing natural light and ventilation.

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.