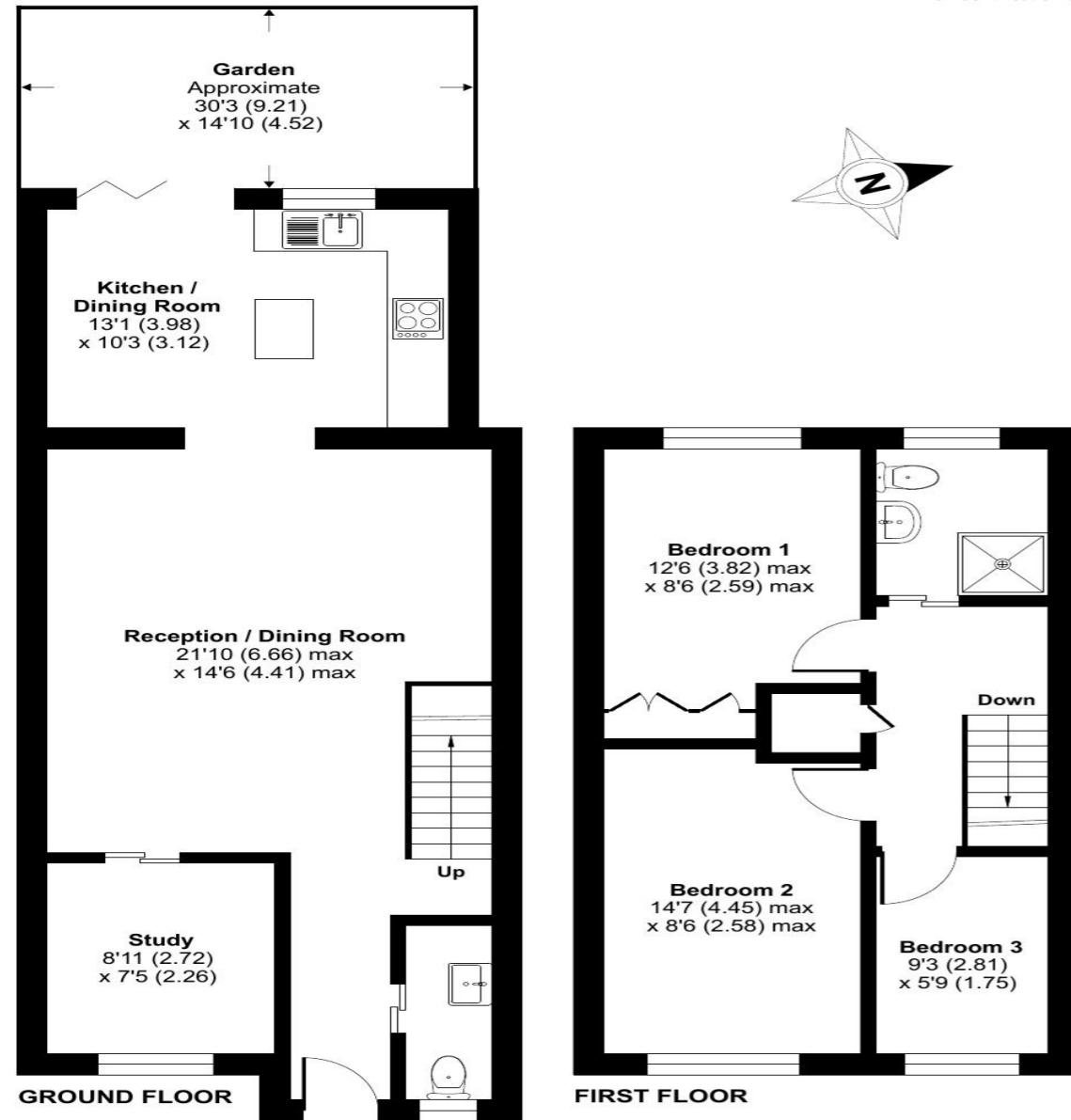


Gorseway, Hatfield, AL10

Approximate Area = 981 sq ft / 91.1 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: 1450971

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.

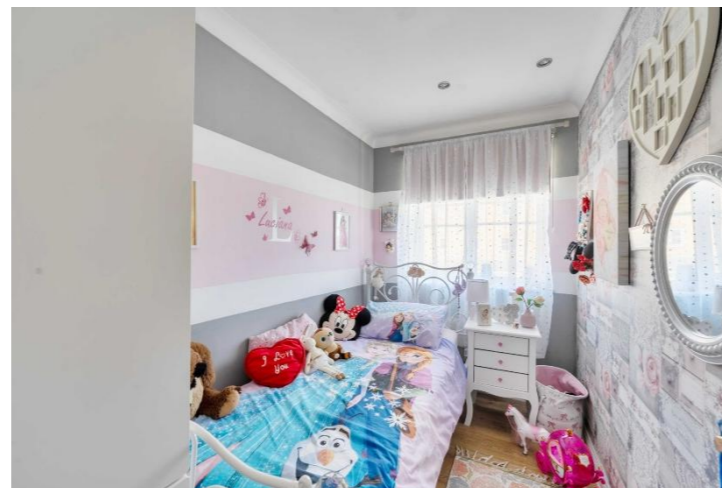
Gorseway, Hatfield Freehold Price £500,000



A beautifully extended three bedroom semi detached home in the sought after Hatfield Garden Village, featuring a stunning modern kitchen with high end Neff appliances, open plan living space, home office, landscaped garden and allocated parking.

- Three Bedroom Semi Detached Family Home
- Extended Open Plan Living Accommodation
- Sought After Hatfield Garden Village Location
- Stunning Modern Kitchen Installed Seven Years Ago
- High End Neff Integrated Appliances
- Underfloor Heating And Quartz Worktops In Kitchen
- Landscaped Rear Garden With Rear Access
- Fully Tiled Contemporary Shower Room
- Separate Study/Home Office
- Allocated Parking Space





Ground Floor

Entrance Hall

Welcoming entrance hall providing access to the main living accommodation with stairs rising to the first floor.

Open Plan Living/Dining Room

Spacious open plan reception and dining area featuring laminate flooring, electric fireplace and three gas radiators, offering excellent space for both family living and entertaining.

Kitchen

Impressive extended kitchen completed approximately seven years ago, finished to a high specification with fully tiled flooring and underfloor heating. Comprising a range of contemporary wall and base units with quartz worktops and matching tiled splashbacks, stainless steel sink unit, movable central island and skylight allowing excellent natural light. Fitted with premium Neff eye level oven and grill, integrated dishwasher, gas hob with extractor hood and space for an American style fridge freezer. Bi folding doors and rear aspect windows overlook and open directly onto the garden.

Study

Versatile study space accessed via glazed internal doors from the living room, featuring laminate flooring, gas radiator and front aspect window.

Downstairs WC

Modern tiled cloakroom fitted with vanity wash hand basin, WC, gas radiator and space for both washing machine and tumble dryer. Front aspect window providing natural light and ventilation.

First Floor

Landing

Landing with laminate flooring, storage cupboard, loft access to partially boarded loft space and doors leading to all first-floor rooms.

Bedroom One

Well proportioned principal bedroom with laminate flooring, front aspect window and gas radiator.

Bedroom Two

Generous second bedroom featuring integrated wardrobe, laminate flooring, rear aspect window and gas radiator.

Bedroom Three

Good sized single bedroom with laminate flooring, front aspect window and gas radiator.

Family Bathroom

Stylish fully tiled shower room fitted with walk in shower enclosure, vanity wash hand basin, WC, heated towel rail and additional storage unit. Rear aspect obscured window providing natural light and ventilation.

Rear Garden

Low maintenance rear garden mainly laid with artificial lawn, garden shed positioned on a concrete base and gated rear access leading to the allocated parking area.

Further Details

The property is Freehold
Council Tax Band - Unknown

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.