

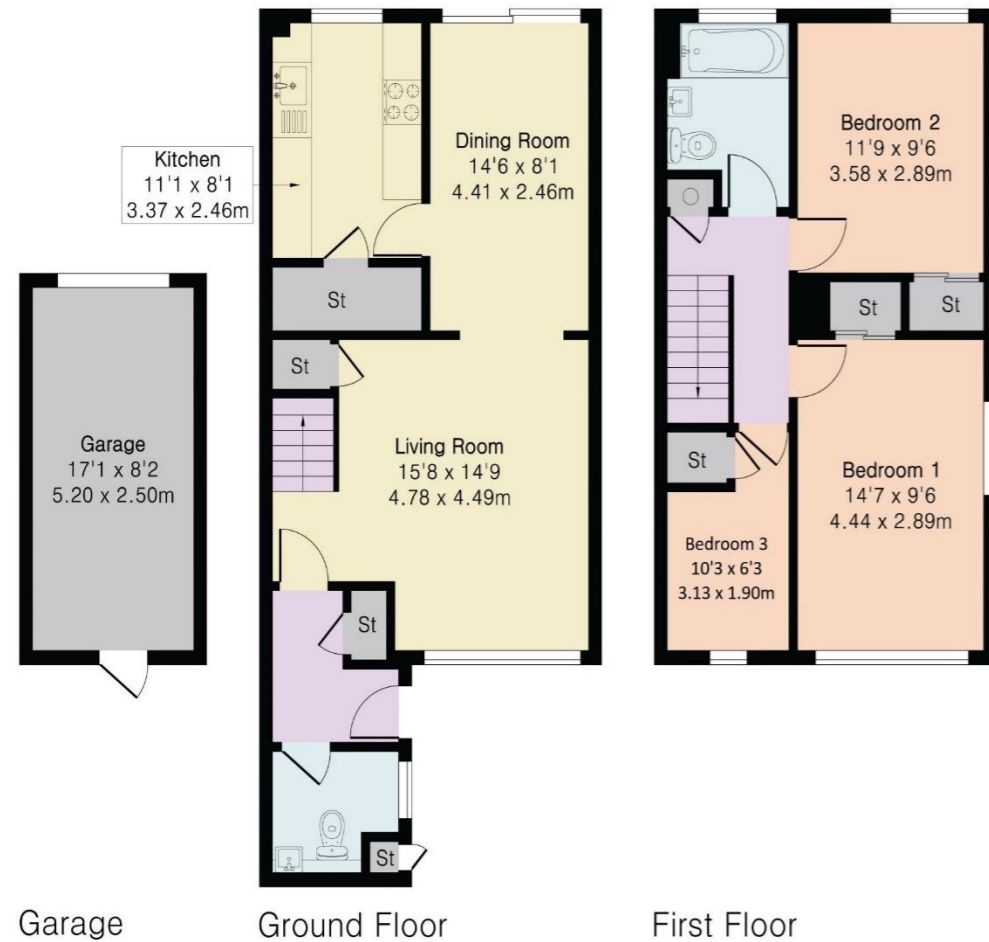
# The Paddock, Hatfield

Approximate Gross Internal Area 1017 sq ft - 94 sq m  
(Excluding Garage)

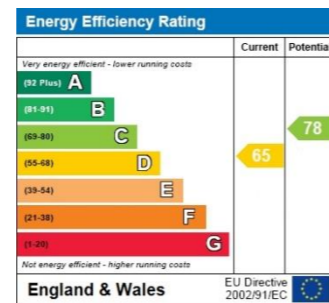
Ground Floor Area 542 sq ft - 50 sq m

First Floor Area 475 sq ft - 44 sq m

Garage Area 140 sq ft - 13 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.



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.

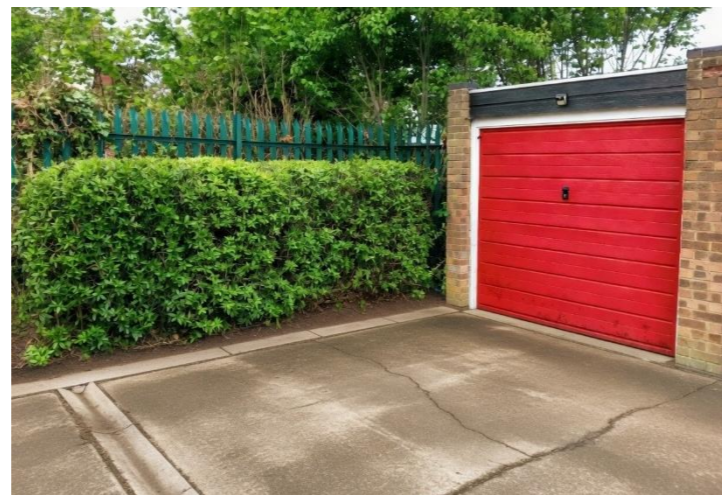
## Guide Price £495,000



Beautifully refurbished CHAIN FREE three bedroom semi detached home. Offering a brand new kitchen, bathroom furniture, carpets & décor throughout. Situated on a quiet, no through road with detached garage, this is a rare turn key property minutes from local amenities, the Town Centre and Train Station.

- CHAIN FREE
- Refurbished Throughout
- Turn Key Property
- Quiet No Through Road
- Three Well Proportioned Bedrooms Each With Integrated Storage
- Modern Open Plan Living Space
- Detached Garage With Opportunity To Extend (STPP)
- Double Glazed Windows Throughout
- Contemporary Ground Floor Wc And Family Bathroom
- Attractive Rear Garden With Patio Seating Area And Garage Access





## Entrance Hall

Carpeted entrance hall with doors to the ground floor WC, lounge, and storage cupboard.

## Ground Floor WC

Tiled floor and tiled splash backs. This room features a concealed cistern wall mounted WC, vanity sink and frosted double glazed window to the front.

## Open Plan Lounge / Diner

### Lounge Area

Spacious carpeted lounge with a large double glazed window to the front and under stair storage. Stairs rise to the first floor and there is a walkway through to the dining area.

### Dining Area

Carpeted dining area with sliding glass doors providing direct access to the rear garden and a door to the kitchen.

## Kitchen

Well equipped newly fitted kitchen with Karndean tiled floor and co-ordinated vinyl splash backs. It includes base and eye level units, an induction hob with extractor fan, oven, integrated dishwasher and washing machine, stainless steel sink with drainer, mixer tap and rinsing bowl. There is an airing cupboard housing the warm air heating system, an integrated NEFF fridge freezer and a double glazed window to the rear.

## First Floor Landing

Carpeted landing with airing cupboard, loft access and doors to all bedrooms and the bathroom. Stairs rise from the lounge.

## Bathroom

Modern bathroom with one sheet vinyl flooring and fully tiled walls. It comprises a vanity sink with mixer tap, panel bath with shower over, concealed cistern wall mounted WC and an opaque double glazed window to the rear.

## Bedroom One

Double bedroom with carpeted flooring. This room benefits from dual aspect double glazed windows to the front and side, with the side window frosted, and built in wardrobe.

## Bedroom Two

Carpeted double bedroom with double glazed window to the rear and built in wardrobe.

## Bedroom Three

Carpeted bedroom with double glazed window to the front and over stair storage cupboard.

## Front Garden

Mainly laid to lawn with a paved path leading to the front door. There is side access to the garden and a useful storage cupboard.

## Rear Garden

Private rear garden with a patio seating area and space mainly laid to lawn. Side access and a door to the garage.

## Garage

Single garage with up and over door, providing space for one car.

## Communal Grounds

Parking bays and children's play area for the use of residents of The Paddock.

## Further Details

The property is Freehold  
Council Tax Band - Band D  
Estate Charge is £275.05 (01.11.25 - 31.10.26)

**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.**