

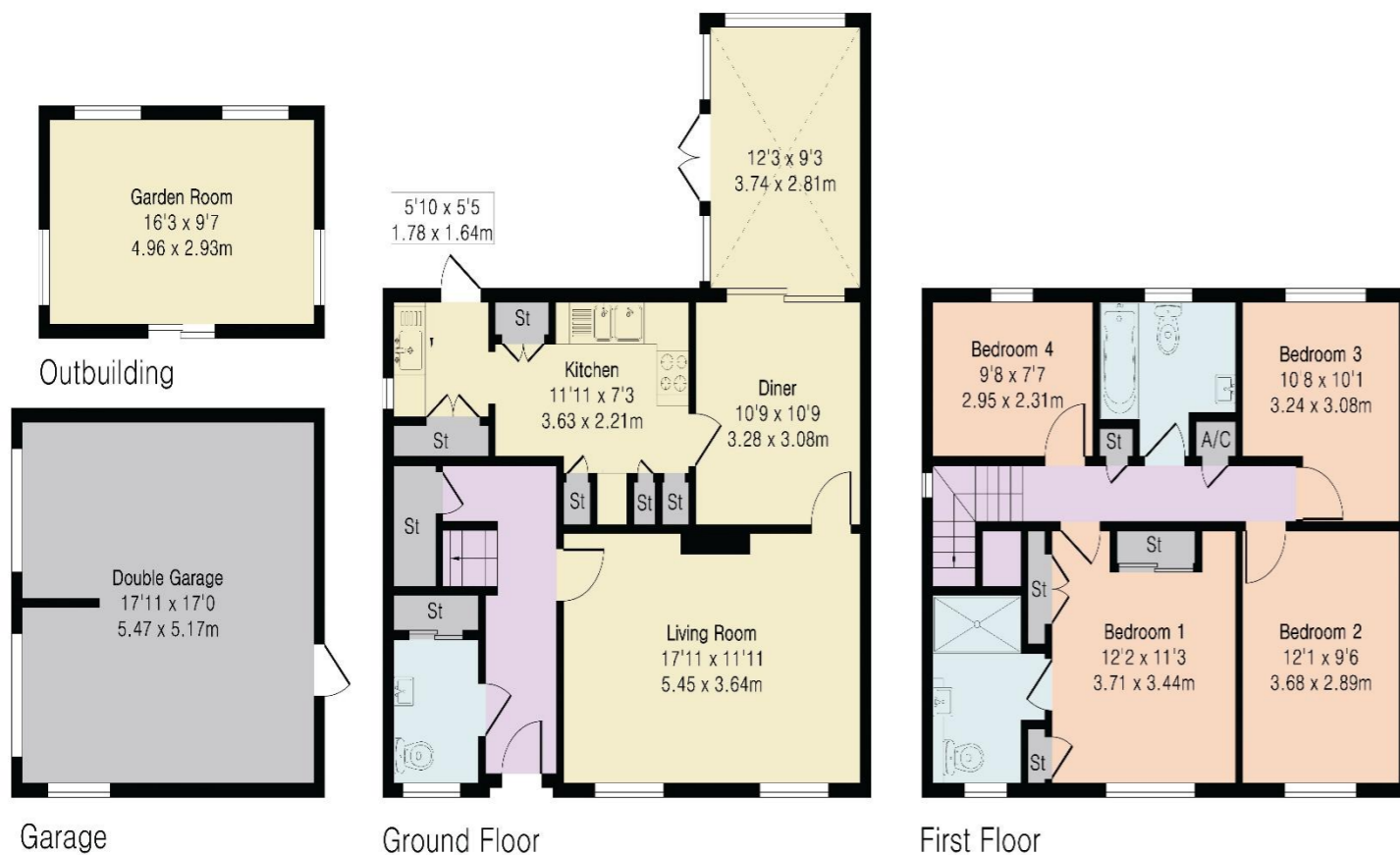
Approximate Gross Internal Area 1415 sq ft - 131 sq m
(Excluding Garage & Outbuilding)

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

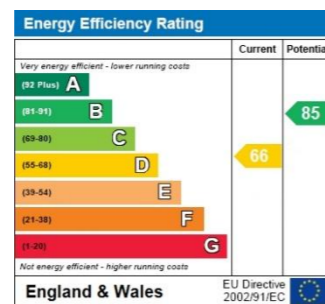


Mount Pleasant Lane, Hatfield Freehold Guide Price £679,995



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



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

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 washing machine.

Kitchen

Beautifully designed bespoke kitchen 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 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 wool 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, lawn and patio seating areas. Also benefiting from side access, greenhouse and a substantial detached home office outbuilding.

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

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.

Bedroom Four

Rear aspect bedroom with fitted wool carpets and gas radiator, ideal as a child's bedroom, guest room or home office.

Family Bathroom

Fully tiled family bathroom comprising bath with shower attachment, vanity sink unit, WC, rear aspect window 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.