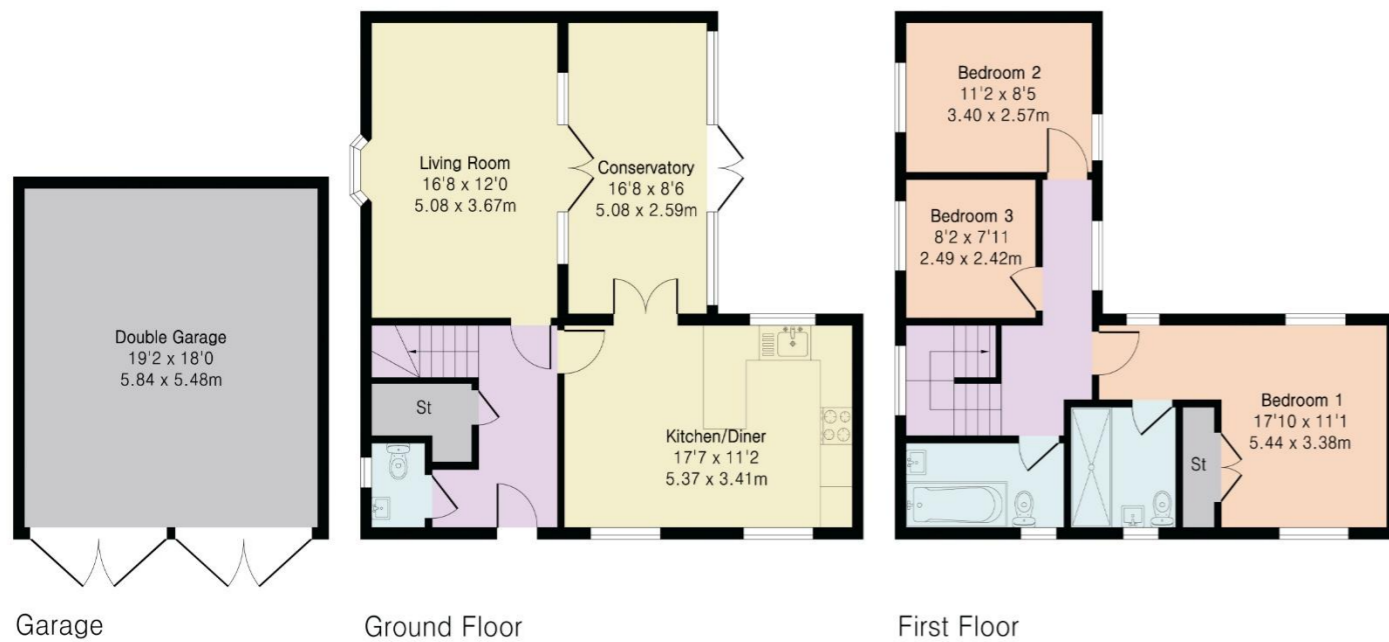


Approximate Gross Internal Area 1541 sq ft - 143 sq m
(Including Garage)

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 508 sq ft – 47 sq m

Garage Area 344 sq ft – 32 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

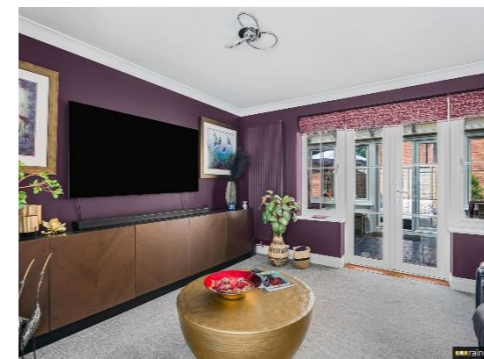
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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.

Freehold, Guide Price, £550,000



A superbly presented three bedroom link detached family home in the highly sought after Salisbury Village. Boasting a double garage with EV charging, modern air source heat pump, spacious conservatory, south westerly facing garden and excellent potential to create an annex (STPP).

- Three Bedroom Link Detached Family Home
- Highly Sought After Salisbury Village Location
- Double Garage With Electric Roller Door
- Electric Vehicle Charging Point
- Modern Air Source Heat Pump and New Large Water Tank
- Spacious Conservatory
- South Westerly Facing Rear Garden
- Three Toilets Including En Suite
- Potential Annex Conversion STPP
- Excellent Access To Local Amenities, Schools And Transport Links





Situated within the ever popular Salisbury Village development, this beautifully maintained three bedroom link detached family home offers spacious, versatile accommodation together with an impressive range of modern upgrades, making it an ideal purchase for growing families and environmentally conscious buyers alike.

The property welcomes you via a bright entrance hall with attractive laminate wood flooring, stairs rising to the first floor and access to all ground floor rooms, including a convenient downstairs WC and a useful under stairs laundry/storage room.

The generous dual aspect kitchen/dining room enjoys an abundance of natural light from three windows and a glazed door leading directly into the conservatory. The large family kitchen/diner offers extensive work top space with U-shaped units, tiled splash backs, an induction hob with extractor, electric oven, integrated dishwasher, stainless steel sink and space for a free standing fridge freezer, this is a fantastic room for both everyday family living and entertaining.

The spacious dual aspect living room benefits from a large bay window to the side aspect together with elegant glazed double doors opening into the conservatory, creating an excellent flow throughout the ground floor. The conservatory provides an additional reception area and can be enjoyed all year round thanks to its tiled flooring and electric radiator.

One of the most impressive features of this home is its exceptional energy efficiency, benefiting from a modern air source heat pump and new large water tank, the property offers an environmentally friendly heating system designed to deliver lower running costs whilst providing consistent comfort throughout the year. The intelligent weather compensation system continually monitors external temperatures and automatically adjusts the heating before weather conditions change, ensuring the home remains comfortable whilst maximising efficiency. Combined with double glazing throughout, additional loft insulation and an upgraded hot water cylinder, this home has been thoughtfully enhanced to provide excellent energy performance and reduced day to day running costs.

Outside, the south west facing rear garden has been thoughtfully designed with a combination of patio and lawn, creating the perfect space for relaxing or entertaining. Additional features include external power points, PIR security lighting, CCTV points, an outside tap, water butt and direct access into the substantial double garage.

One of the stand out external features is the impressive double garage, complete with a pair of electric roller shutter doors, centrally positioned EV charging point capable of serving both parking spaces, multiple power points and excellent potential for conversion into a self contained annex (STPP), home office or gym.

The first floor offers three well proportioned bedrooms. The principal bedroom enjoys built in wardrobes with LED lighting together with a contemporary en suite shower room. Bedroom two is another generous dual aspect double bedroom, whilst bedroom three provides an ideal child's bedroom, nursery or home office.

Completing the accommodation is the modern family bathroom, fitted with a three piece suite comprising a bath with shower attachment, WC, wash hand basin and heated towel rail.

Perfectly positioned within walking distance of excellent local schooling, shops, parks and Hatfield train station, whilst offering easy access to the A1(M) and M25, this superb family home combines spacious living, outstanding energy efficiency and future proof technology within one of Hatfield's most desirable residential locations.

Ground Floor

Entrance Hall

Laminate wood flooring. Radiator. Stairs rising to first floor. Doors leading to all ground floor accommodation including downstairs WC and under stairs laundry room.

Downstairs WC

Low level WC. Wash hand basin. Frosted double glazed window to side aspect. Tiled flooring. Radiator.

Understairs Laundry Room

Space and plumbing for washing machine. Useful storage area.

Kitchen/Diner

Bright dual aspect room with two windows to the front and one window to the rear together with glazed door into the conservatory. Fitted with a range of U shaped base and wall units with work surfaces and tiled splashbacks. Stainless steel sink with drainer. Integrated dishwasher. Electric oven. Induction hob with stainless steel extractor hood. Space for free standing fridge freezer. Two radiators.

Living Room

Excellent dual aspect reception room featuring a bay window to the front aspect and glazed double doors opening into the conservatory. Carpeted flooring. Two radiators.

Conservatory/Sun Room

Constructed with half brick and half double glazed elevations. Tiled flooring. Electric radiator. Double doors opening onto the rear garden.

First Floor

Landing

Carpeted flooring. Dual aspect windows. Radiator. Access to loft space, partially boarded with additional insulation and lighting. Airing cupboard housing the upgraded hot water cylinder.

Main Bedroom

Excellent dual aspect double bedroom with two rear aspect windows and one front aspect window. Carpeted flooring. Built in wardrobes with LED lighting. Radiator. Door to en suite.

En suite

Double shower enclosure. Low level WC. Wash hand basin. Heated towel rail. Tiled flooring. Frosted window to front aspect.

Bedroom Two

Generous dual aspect double bedroom. Carpeted flooring. Radiator.

Bedroom Three

Carpeted flooring. Window to side aspect. Radiator.

Family Bathroom

Panel enclosed bath with shower attachment. Low level WC. Wash hand basin. Heated towel rail. Tiled flooring. Frosted window to front aspect.

Rear Garden

Private south west facing rear garden laid to lawn and patio. Outside tap. Water butt. External power points. PIR security lighting. Three CCTV points. Gated access to the double garage.

Double Garage

Pair of electric roller shutter doors. EV charging point positioned centrally to serve both parking spaces. Four power points. Excellent storage or workshop space with fantastic potential for annex conversion, gym or home office (STPP).

Further Details

The property is Freehold
Council Tax Band - Band E

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.