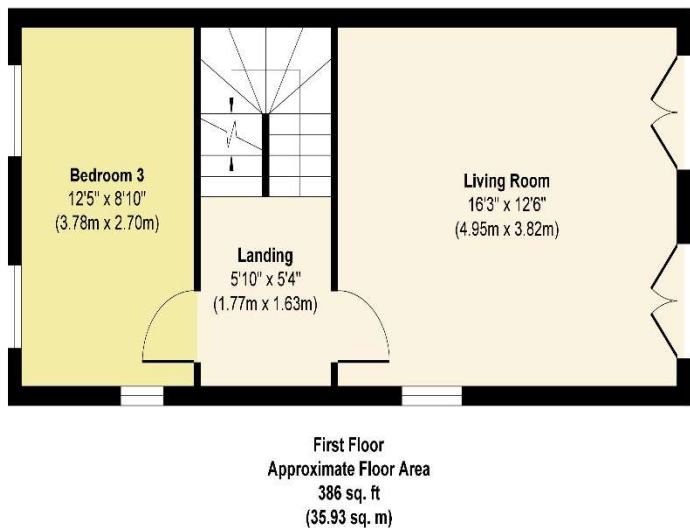
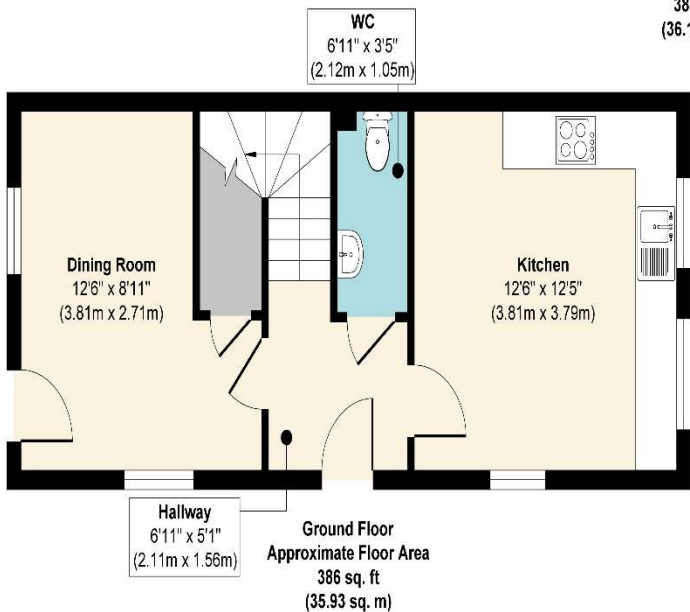
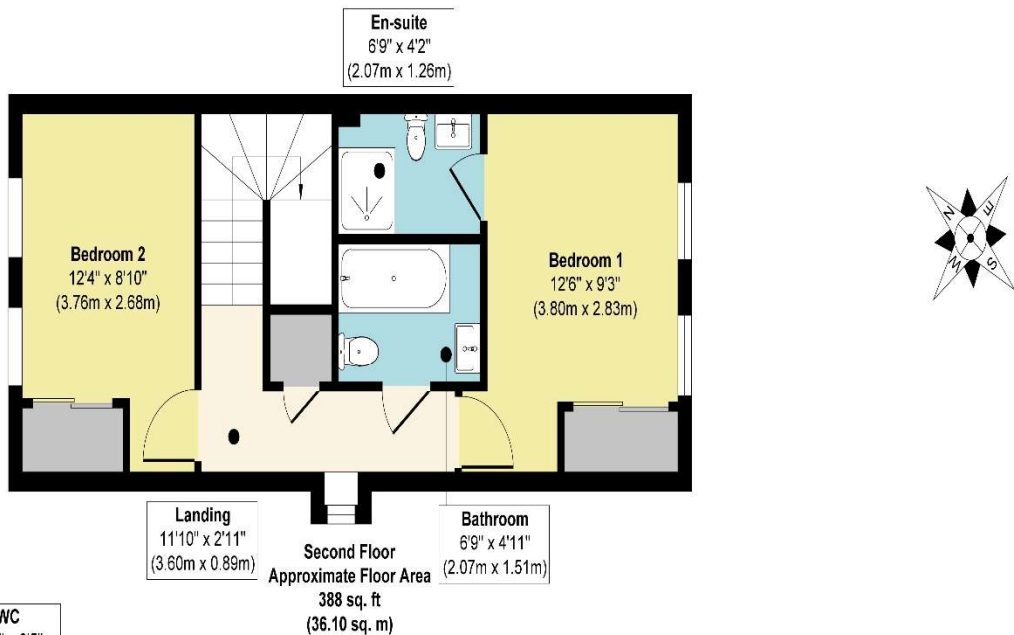
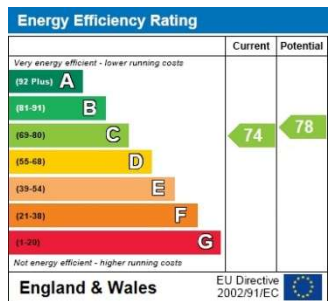




Approx. Gross Internal Floor Area 1160 sq. ft / 107.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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.

Dragon Road, Hatfield, Freehold Guide Price £475,000



A spacious three bedroom end terrace home occupying a generous corner plot on sought after Dragon Road, Hatfield. Featuring a driveway, garage, landscaped gardens, downstairs WC, en suite to the principal bedroom and bright dual aspect accommodation throughout.

- Three Bedroom End Terrace Family Home
- Generous Corner Plot Position
- Driveway And Single Garage
- Landscaped Front And Rear Gardens
- Side Access To Rear Garden
- Dual Aspect Living Room
- Gas Central Heating Throughout
- Double Glazing Throughout
- En Suite, Downstairs WC And Spacious Living Accommodation
- Juliet Balconies From Living Room



Dragon Road, Hatfield



Dragon Road, Hatfield

Situated on the popular Dragon Road in Hatfield, this well maintained three bedroom end terrace family home occupies an enviable corner plot, offering generous outside space, excellent parking facilities and bright, versatile accommodation arranged over three floors. Positioned within easy reach of local shops, highly regarded schools, transport links and Hatfield town centre, this attractive home is ideal for growing families and commuters alike. The property benefits from a front and rear garden, convenient side access, a private driveway, single garage, gas central heating, double glazing throughout. The ground floor welcomes you with a spacious entrance hall providing access to all principal rooms, including a useful downstairs cloakroom. The dual aspect kitchen enjoys an abundance of natural light and comes complete with integrated appliances including a dishwasher, washing machine and fridge/freezer, alongside a gas hob, oven and recently serviced boiler. To the rear, the generous dining room provides an excellent entertaining space with a large understairs storage cupboard and direct access onto the beautifully landscaped rear garden. The first floor offers an impressive dual aspect living room featuring two Juliet balconies overlooking the front aspect, creating a wonderfully bright and airy reception space centred around an attractive fireplace. Bedroom three is also located on this floor and is a genuine double bedroom benefiting from dual aspect windows. Occupying the top floor are two further generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, while bedroom two also offers built in wardrobes. Completing the accommodation is the family bathroom. Externally, the landscaped rear garden provides a wonderful space for relaxing or entertaining with a paved patio, lawn and attractive planters. The property's generous corner plot also provides an attractive front garden together with side access, driveway parking and a detached single garage. Offering spacious accommodation, an excellent layout and a highly desirable location, this superb home presents an outstanding opportunity for buyers looking for a spacious family property.

Ground Floor

Entrance Hall

A bright and welcoming entrance hall finished with wood laminate flooring. Gas radiator. Stairs rising to the first floor. Doors leading to the kitchen, dining room and downstairs cloakroom, creating an excellent central hub for the home.

Kitchen

A spacious dual aspect kitchen enjoying excellent natural light from two front facing windows and an additional side window. Fitted with chipboard work surfaces complemented by tiled splashbacks, stainless steel sink with drainer, integrated dishwasher, free standing washing machine and fridge/freezer. Gas hob with stainless steel extractor hood over and integrated oven below. Wood laminate flooring. Gas radiator. Useful cupboard housing the recently serviced gas boiler.

Downstairs WC

Convenient cloakroom fitted with a low level WC and wash hand basin. Wood laminate flooring. Gas radiator.

Dining Room

A generously proportioned reception room providing an ideal space for family dining and entertaining. Dual aspect windows to the side and rear create a bright and airy feel. Carpeted flooring. Gas radiator. Large understairs storage cupboard. Door opening directly onto the landscaped rear garden.

Garden

A beautifully landscaped rear garden featuring a paved patio seating area, well maintained lawn and attractive planted borders. Side access leads conveniently to the front of the property, making this an ideal space for outdoor entertaining and family enjoyment.

Front Garden And Garage

Occupying an attractive corner plot position, the front garden enhances the property's kerb appeal while providing additional outdoor space. Private two car driveway providing off road parking leading to a single garage, offering additional parking, storage or workshop potential.

First Floor

Landing

Carpeted landing with gas radiator, staircase leading to the second floor and doors to all first floor accommodation.

Living Room

A fantastic dual aspect reception room flooded with natural light from the side window and two Juliet balconies overlooking the front aspect. Two gas radiators ensure year round comfort, while the attractive fireplace creates a warm focal point. A superb space for relaxing and entertaining.

Bedroom Three

A spacious double bedroom enjoying dual aspect windows to the side and rear, making it exceptionally bright throughout the day. Carpeted flooring and gas radiator.

Second Floor

Landing

Carpeted landing with side aspect window allowing additional natural light. Loft access, airing cupboard and doors leading to all second floor rooms.

Bedroom One

A spacious principal bedroom featuring two front facing windows, fitted wardrobe, carpeted flooring and gas radiator. Door leading to the private en suite shower room.

En Suite

Fitted with a shower incorporating a rainfall shower head, vanity wash hand basin with storage beneath and low level WC. Lino flooring. Gas radiator.

Bedroom Two

Another excellent sized double bedroom benefiting from two rear facing windows, fitted wardrobe, carpeted flooring and gas radiator.

Family Bathroom

Well appointed family bathroom fitted with a panel enclosed bath, wash hand basin and low level WC. Half height tiled walls. Carpeted flooring. Gas radiator.

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.