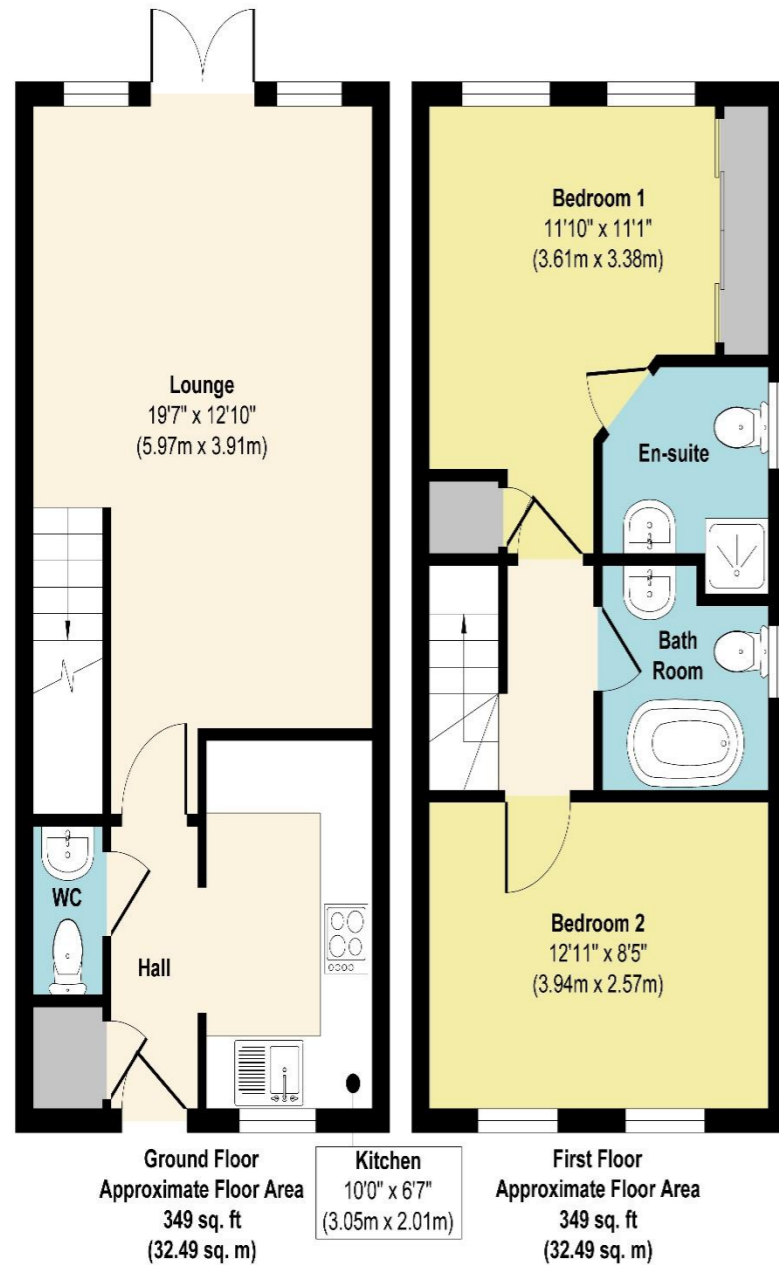


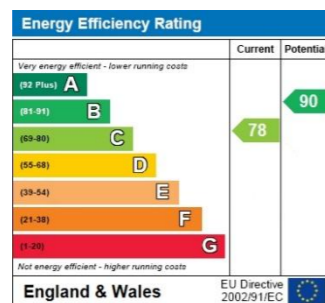
Peregrine Way, Hatfield, AL10



Approx. Gross Internal Floor Area 698 sq. ft / 64.98 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.

## Peregrine Way, Hatfield Freehold Guide Price £400,000



A well presented two bedroom end terrace home offering driveway parking, three toilets including an en suite and downstairs WC, open plan living accommodation, side access to the garden and excellent potential for a loft conversion with dormer extension (STPP).

- Two Bedroom End Of Terrace Home
- Driveway Providing Off Street Parking
- Open Plan Entrance Hall And Kitchen
- Spacious Living Room With French Doors
- Downstairs WC And Utility Storage Cupboard
- En Suite Shower Room To Principal Bedroom
- Family Bathroom Plus Additional Cloakroom
- Gas Central Heating Throughout
- Double Glazing Throughout
- Potential For Loft Dormer Conversion (STPP)





Situated in a popular residential location on Peregrine Way, this well proportioned two bedroom end of terrace home offers modern and practical accommodation throughout, making it an ideal purchase for first time buyers, young families or investors alike.

The property benefits from driveway parking to the front and is entered via an open plan entrance hall leading directly into the kitchen area, creating a welcoming and sociable feel from the moment you arrive. The ground floor further benefits from a useful storage cupboard housing the boiler, a downstairs cloakroom and a spacious living room overlooking the rear garden.

The kitchen is fitted with a range of units and incorporates integrated appliances including a dishwasher, washing machine/dryer and fridge/freezer together with a gas hob, stainless steel extractor hood and stainless steel sink unit. The living room offers excellent entertaining space and enjoys French doors opening directly onto the rear garden.

Externally, the rear garden has been designed for ease of maintenance with a patio seating area and lawn whilst also benefiting from valuable side access, a feature often sought after with end terrace properties.

To the first floor are two generous bedrooms and two bathrooms. The principal bedroom enjoys the added luxury of an en suite shower room and built in storage, whilst the family bathroom serves the remaining accommodation. Further benefits include gas central heating, double glazing throughout and excellent potential to create additional living accommodation via a loft conversion with dormer extension (STPP).

## Ground Floor

### Entrance Hall

An open plan entrance area leading directly into the kitchen creating a bright and welcoming first impression. Wood effect lino flooring continues through the entrance area with tiled flooring to the kitchen. Large built in storage cupboard housing the boiler and a gas radiator.

### Downstairs WC

Comprising WC, wash hand basin and radiator with wood effect lino flooring.

### Kitchen

Fitted with a range of wall and base units with chipboard work surfaces and matching upstands. Incorporating a stainless steel sink unit, gas hob with stainless steel extractor canopy over, integrated dishwasher, integrated washing machine/dryer and integrated fridge/freezer. Tiled flooring and window to front aspect.

### Living Room

A spacious reception room featuring two radiators, wood effect lino flooring, stairs rising to the first floor and double glazed French doors opening onto the rear garden.

### Garden

A private rear garden laid mainly to lawn with patio seating area and useful gated side access.

## First Floor

Carpeted landing with loft access and doors leading to all rooms.

### Bedroom One

A generous principal bedroom with two windows to the rear aspect, radiator, built in over stairs storage cupboard and access to the en suite shower room.

### En Suite

Comprising enclosed shower cubicle, WC and wash hand basin with heated towel rail, tiled flooring and window to side aspect.

### Bedroom Two

A well proportioned second bedroom with two windows to the front aspect, radiator and fitted carpet.

### Family Bathroom

Fitted with a three piece suite comprising panel enclosed bath with shower attachment, WC and wash hand basin. Heated towel rail, tiled flooring, tiled splashbacks surrounding the bath and window to side aspect.

## Further Details

The property is Freehold  
Council Tax Band - Band D

**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.**