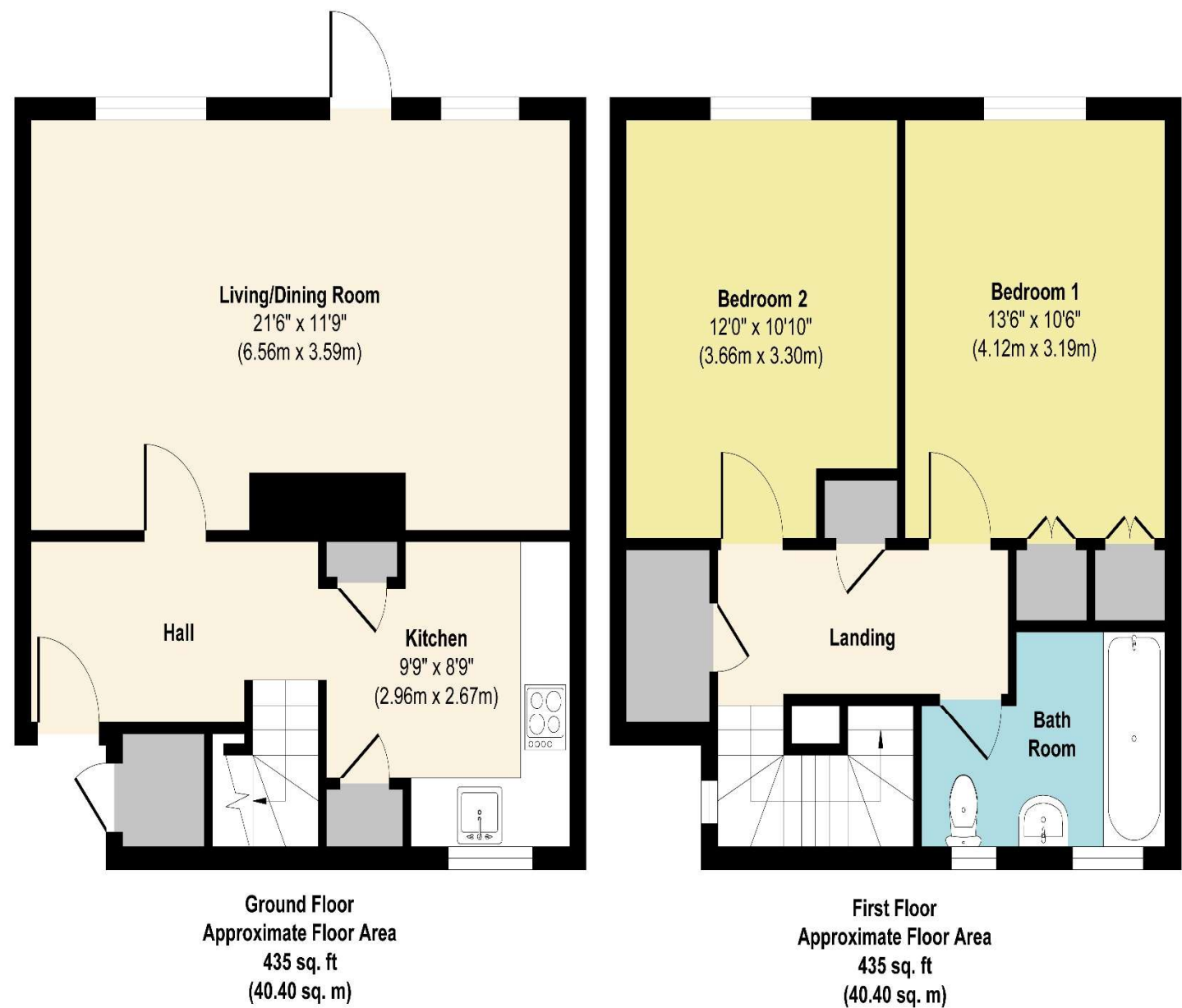
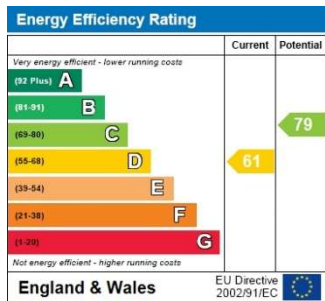




Approx. Gross Internal Floor Area 870 sq. ft / 80.80 sq. m

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.

Drovers Way, Hatfield, Freehold,
Offers In Excess Of £375,000



A fully refurbished two bedroom terraced home finished to an high standard throughout. Featuring a complete renovation, a south facing garden with rear access, generous storage, a brand new bathroom, new boiler, electrics and radiators throughout. A truly turnkey property for a wide range of buyers.

- Complete Refurbishment Throughout
- Two Double Bedrooms
- Brand New Bathroom
- Full Electrical Rewire
- New Boiler And Radiators Throughout
- Double Glazing And Gas Central Heating
- South Facing Rear Garden
- Extensive Built In Storage Throughout
- External Storage Cupboard
- Rear Garden Access



Drovers Way, Hatfield



Drovers Way, Hatfield

Situated in a popular residential location in Hatfield, this beautifully presented two bedroom terraced home has undergone a comprehensive refurbishment, creating a stylish and contemporary property that is ready for immediate occupation. Every aspect of the home has been thoughtfully updated, including new flooring throughout, a complete rewire, a newly installed boiler and radiators, fresh plastering and decoration, a brand new bathroom, and a modernised kitchen. Combined with double glazing and gas central heating, the property offers both comfort and energy efficiency. The accommodation begins with a welcoming entrance hall featuring a new front door, attractive wood flooring, and access to both the kitchen and living room, with stairs rising to the first floor. The kitchen has been completely refreshed and offers excellent practicality, with extensive storage including a large pantry cupboard and an additional storage cupboard. Integrated appliances include an induction hob, fan oven, and stainless steel extractor hood, while further space is provided for a washing machine and freestanding fridge freezer. To the rear, the spacious living room enjoys an abundance of natural light through two rear facing windows and a glazed door providing direct access to the garden. The generous proportions create an ideal space for both relaxing and entertaining. Upstairs, the first floor landing benefits from a side window, loft access, and two substantial storage cupboards. Both bedrooms are well proportioned doubles, with the principal bedroom overlooking the rear garden. The second bedroom offers equally impressive dimensions and additionally houses the recently installed boiler and a drying machine. Completing the accommodation is the contemporary family bathroom, which features a large corner shower, vanity wash hand basin, WC, heated towel rail, and two frosted front facing frosted windows. Externally, the property continues to impress with a private south facing rear garden designed for low maintenance, incorporating both patio and gravelled areas. A garden shed, external storage cupboard, and rear access further enhance the practicality of this exceptional home. This is a fantastic opportunity for first time buyers, downsizers, or investors seeking a fully renovated home in a convenient Hatfield location.

Ground Floor

Entrance Hall

New front door. Wood flooring. Gas radiator. Stairs rising to the first floor. Doors leading to the kitchen and living room. Bright and welcoming entrance with a modern finish that immediately highlights the quality of the refurbishment throughout the property.

Kitchen

Window to front aspect. New vinyl flooring. Chipboard worktops with matching splashback. Stainless steel sink unit. Integrated induction hob. Fan oven. Stainless steel extractor hood. Space for a washing machine and freestanding fridge freezer. Large pantry cupboard and a larger additional storage cupboard. Gas radiator. A practical and well designed kitchen offering an excellent amount of storage and workspace.

Living Room

Two windows to the rear aspect. Wood flooring. Two gas radiators. Glazed door leading to the rear garden. Spacious reception room with ample space for both living and dining furniture, while the large windows and glazed door allow plenty of natural light to flood the room.

First Floor

Landing

Window to side aspect. Wood flooring. Loft access. Two extra large built in storage cupboards. Doors leading to all rooms. A bright landing that benefits from excellent additional storage.

Bedroom One

Window to rear aspect. Wood flooring. Gas radiator. Well proportioned double bedroom overlooking the south facing rear garden, with ample space for additional bedroom furniture.

Bedroom Two

Window to rear aspect. Wood flooring. Gas radiator. Boiler in corner. Space for a drying machine. Generous double bedroom that would also make an ideal guest room, nursery, or home office.

Main Bathroom

Two frosted windows to front aspect. Partially tiled walls. Large corner shower enclosure. Vanity wash hand basin. WC. Heated towel rail. Modern bathroom suite finished to a high standard following the recent refurbishment.

Rear Garden

South facing garden. Patio seating area. Gravelled section. Garden shed. Rear access to a communal pathway. A private and low maintenance outdoor space, ideal for relaxing or entertaining.

Further Details

The property is Freehold
Council Tax Band - Unknown

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.