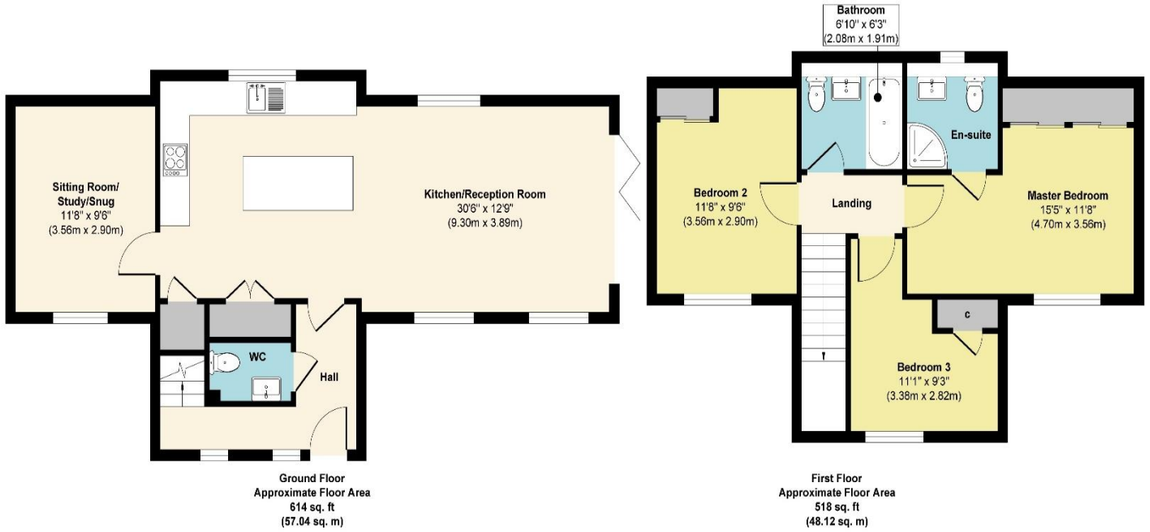
Bull Stag Green, Hatfield

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Bull Stag Green, Hatfield, AL9

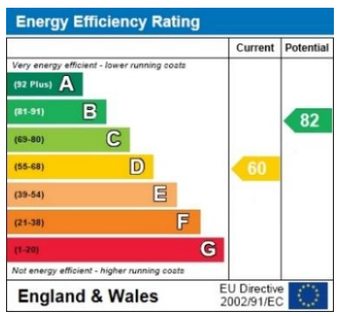


Ground Floor
Approximate Floor Area
614 sq. ft
(57.04 sq. m)

First Floor
Approximate Floor Area
518 sq. ft
(48.12 sq. m)

Approx. Gross Internal Floor Area 1132 sq. ft / 105.16 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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Bull Stag Green, Hatfield, Freehold
Offers in excess of £550,000



A brand new detached home in a sought after cul de sac, just five minutes from Hatfield station. Featuring a spacious open plan living area, three bedrooms (one en-suite), a study, and high spec finishes throughout.

- Brand new detached cottage – fully completed and move in ready!
- Sought after cul de sac location near Hatfield Station
- Modern, open plan living with triple aspect lounge/kitchen/dining
- Stylish Quartz kitchen with integrated appliances
- Three spacious bedrooms, en suite to the main bedroom
- Separate study and snug – perfect for work or relaxation
- Energy efficient design with underfloor heating & triple glazing
- Private gardens, off street parking & EV charger included
- High spec finishes throughout – luxury living at its best
- A rare opportunity – be the first to call this stunning home yours!







11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com https://www.raineandco.com
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

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Entrance Hall
Windows to front. Stairs to first floor, Doors to:

Ground Floor Cloakroom
Low level W.C. Wash hand basin.

Open Plan Lounge / Dining Room / Kitchen
Triple aspect with windows to front and rear and bi-folding patio doors to side and private garden. Kitchen with quartz work surfaces, breakfast bar and integrated hob, oven, filter, fridge/freezer, dishwasher and washing machine.

Snug
Window to front.

First Floor Landing
Doors to:

Bedroom One
Window to front.

En-Suite Shower Room
Comprising a corner shower cubicle, low level W.C. Pedestal wash hand basin. Window to rear.

Bedroom Two
Window to front.

Bedroom Three
Window to front

Study
Window to front. Overstairs cupboard.

Family Bathroom
Comprising a panel enclosed bath with shower unit over, Low level W.C. Pedestal wash hand basin. Window to rear.

Front Garden
Parking for two cars. Electric vehicle charger.

Rear Garden
Paved patio area. Acoustic fence to rear boundary.

Detailed Description
This stunning brand new detached cottage is now fully completed and ready for immediate occupation. Situated in a sought after cul de sac location between The Ryde and Old Hatfield, the property offers exceptional convenience, just a five minute walk to Hatfield train station and a ten minute walk to the town centre, with easy access to shops, restaurants, historic public houses, and the renowned Hatfield House and Park.
Designed and built to the highest specifications, this contemporary home blends modern comfort with timeless charm. A spacious triple aspect lounge, dining, and kitchen area creates an open and inviting living space, complemented by a stylish kitchen featuring Quartz work surfaces, a breakfast bar, and integrated appliances, including a hob, oven, filter hood, fridge/freezer, dishwasher, and washing machine. In addition to this, a separate snug offers a versatile space for a second sitting room or home office.
The property boasts three well-proportioned bedrooms, including a luxurious principal bedroom with an en suite shower room. A dedicated study/home office provides a quiet workspace, while the family bathroom features high quality sanitary ware, including a shower over the bath. A ground floor cloakroom adds further convenience.
Built with sustainability in mind, the home includes double and triple glazed windows for superior insulation, a mechanical ventilation system with heat recovery, underfloor heating powered by an air source heat pump on the ground floor, and radiators on the first floor for additional comfort. Bathrooms are finished with sleek ceramic tiled floors, and the property is equipped with an electric vehicle charging point.
Externally, the property offers an attractive front garden, a private rear and side garden, and off street parking for up to three vehicles, with additional layby parking available nearby. An acoustic fence is due to be installed upon securing an offer, further enhancing privacy.
Finished to an impeccable standard, this outstanding home presents a rare opportunity to purchase a high specification new build in a prime Hatfield location. Viewings are highly recommended.

Further Details
The property is Freehold
Council Tax Band - To Be Confirmed

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.