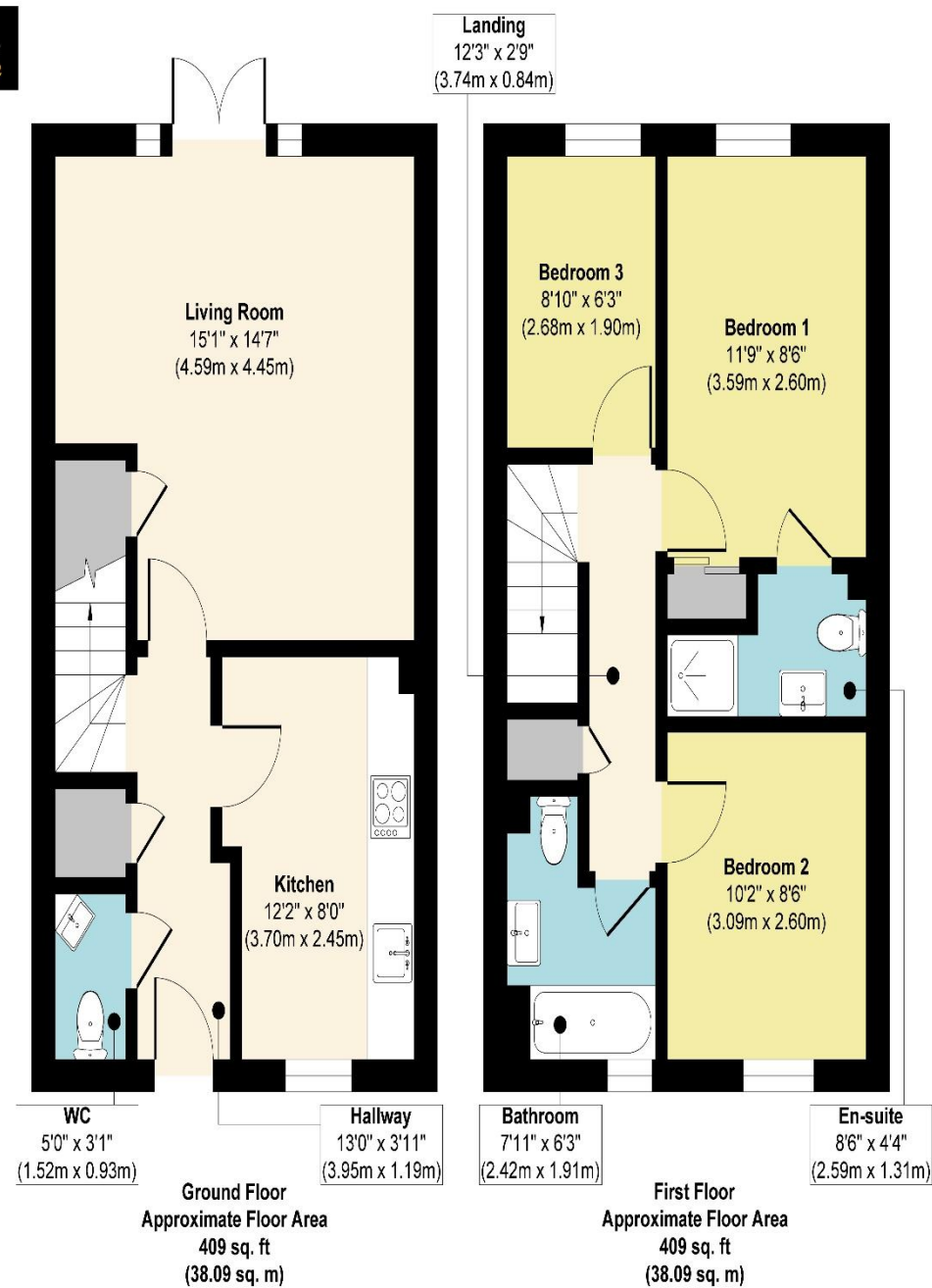




Approx. Gross Internal Floor Area 818 sq. ft / 76.18 sq. m

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 £475,000



A Well Presented Three Bedroom Semi Detached Home Located On Peregrine Way In Hatfield, Conveniently Positioned For Hatfield Town Centre And Local Amenities. Features Include Driveway Parking For Two Cars, South Facing Garden, En Suite, Media Wall And Fitted Wardrobes.

- Three Bedroom Semi Detached House
- Conveniently Located For Hatfield Town Centre
- South Facing Rear Garden
- Driveway Parking For Two Vehicles
- En Suite To Principal Bedroom
- Fitted Wardrobes To All Three Bedrooms
- Fitted Media Wall With Storage
- Downstairs WC And Main Family Bathroom
- Gas Central Heating And Double Glazing
- Side Access And Garden Shed With Concrete Base





A well presented three bedroom semi detached house situated on Peregrine Way in Hatfield, conveniently located for Hatfield town centre, local amenities, schools and transport links.

The property provides well planned accommodation arranged over two floors and would make an ideal home for a range of buyers. The ground floor comprises an entrance hall, downstairs WC, fitted kitchen and a generous living room with direct access onto the rear garden.

The entrance hall provides access to all principal ground floor rooms and features tiled flooring, a gas radiator, stairs rising to the first floor and a large storage cupboard. The fitted kitchen is positioned to the front of the property and offers a good range of fitted storage and work surfaces, together with a breakfast bar providing additional storage. The kitchen is equipped with an integrated washing machine, eye level oven and grill, gas hob, integrated extractor and stainless steel sink, with space available for a freestanding fridge freezer. The boiler is housed within a cupboard and is serviced annually.

The living room provides a comfortable and versatile reception space, featuring wood effect laminate flooring, a fitted media wall with storage, gas radiator and large double glazed doors opening onto the rear garden. There is also useful understairs storage. On the first floor are three bedrooms, all benefiting from fitted wardrobes, along with an en suite shower room to the principal bedroom and a separate family bathroom. Bedroom three also benefits from loft access, with the loft being half boarded and providing useful additional storage.

Externally, the property benefits from a south facing rear garden with patio and landscaped areas, side access and useful shed positioned on a concrete base. To the front, there is a driveway providing off road parking for two vehicles.

Further benefits include gas central heating, double glazing, fitted wardrobes to all bedrooms and good storage throughout. The property is conveniently positioned for Hatfield town centre, offering a range of shops, restaurants, leisure facilities and everyday amenities, while the surrounding area provides access to local schools and transport links.

An internal viewing is recommended to appreciate the accommodation, garden and convenient location this property has to offer.

Ground Floor

Entrance Hall

The property is entered via a welcoming entrance hall with tiled flooring and a gas radiator. The hallway provides access to the kitchen, living room and downstairs WC, with stairs rising to the first floor. There is also a large storage cupboard, providing useful additional household storage.

Downstairs WC

The downstairs WC is conveniently positioned off the entrance hall and features tiled flooring, a low level WC and wash hand basin. There is also a gas radiator.

Kitchen

The fitted kitchen is located to the front of the property and benefits from tiled flooring and a front aspect window providing natural light. The kitchen is fitted with a range of wall and base units with chipboard work surfaces and tiled splashbacks, together with a breakfast bar incorporating additional storage. Integrated appliances include a washing machine, while there is space for a freestanding fridge freezer. The kitchen is further equipped with an eye level oven and grill, gas hob with integrated extractor and stainless steel sink with drainer. The gas boiler is housed within a cupboard and is serviced annually.

Living Room

The living room is a spacious and versatile reception room featuring wood effect laminate flooring and a gas radiator. Large double glazed doors provide direct access to the rear garden and allow plenty of natural light into the room.

A fitted media wall provides an attractive focal point, with integrated storage offering useful space for entertainment equipment and display items. There is also a large understairs storage cupboard.

Rear Garden

The rear garden enjoys a desirable south facing aspect and provides a pleasant outdoor space for both entertaining and relaxation. The garden incorporates a patio area together with landscaped sections and benefits from side access, providing convenient access between the front and rear of the property.

There is also a useful garden shed, which sits on a concrete base and provides additional external storage.

First Floor

Landing

The first floor landing is carpeted and provides access to all three bedrooms and the family bathroom. There is a gas radiator and useful airing cupboard, while bedroom three provides access to the loft space.

Bedroom One

The principal bedroom is a well-proportioned room with carpeted flooring and a rear aspect window overlooking the garden. The room benefits from fitted wardrobes, providing a good amount of built in storage, together with a gas radiator.

There is also direct access to the private en suite shower room.

En Suite

The en suite shower room is fitted with a tiled shower enclosure, low level WC and wash hand basin. The room benefits from tiled flooring and a heated towel rail.

Bedroom Two

Bedroom two is a well sized second bedroom with carpeted flooring, a front aspect window and gas radiator. The room benefits from fitted wardrobes, providing useful built in storage and helping to maximise the available floor space.

Bedroom Three

Bedroom three is a versatile room with carpeted flooring, a rear aspect window and gas radiator. Fitted wardrobes provide additional storage, while access to the loft is also provided from this room.

The loft is half boarded, offering useful additional storage space.

Main Bathroom

The main bathroom features tiled flooring and is fitted with a large bath with shower attachment, wash hand basin and low level WC. There is a frosted front aspect window providing natural light and privacy, together with a heated towel rail.

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.