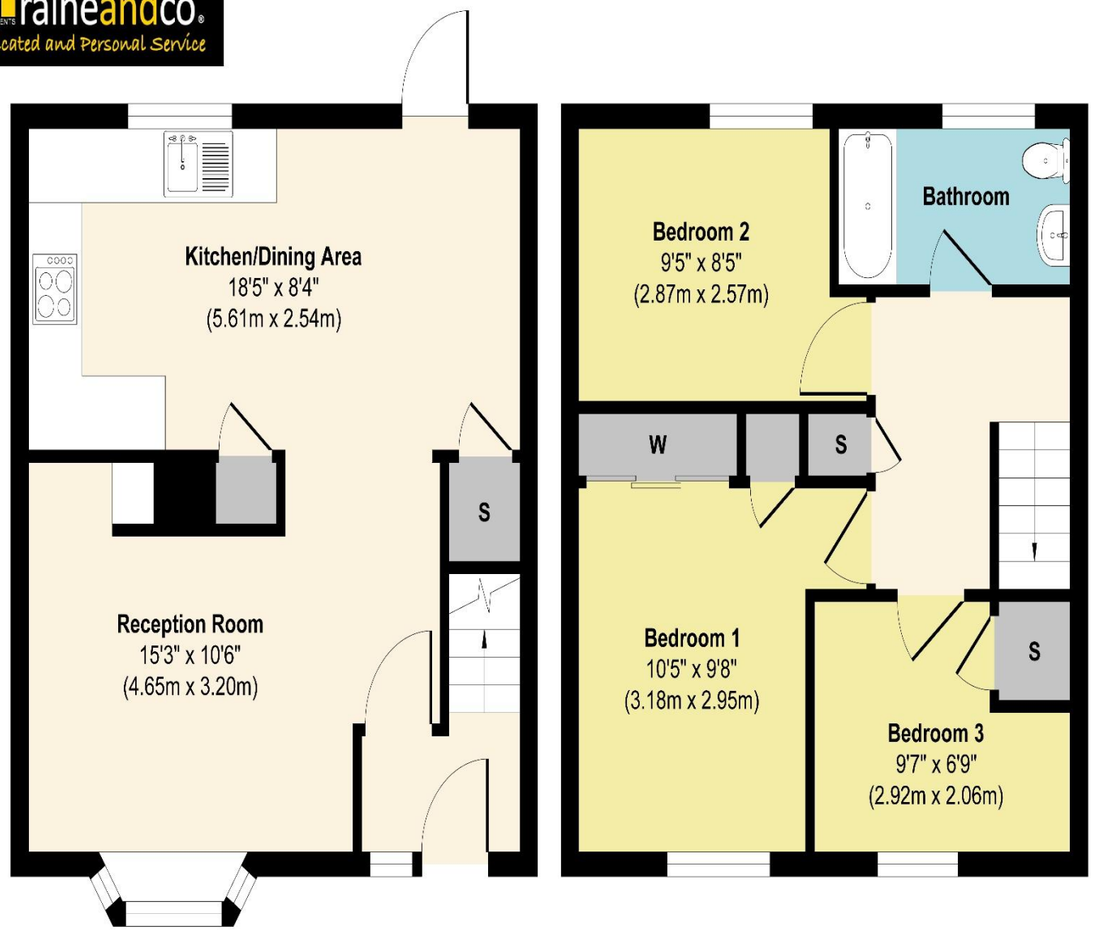
The Pastures, Hatfield

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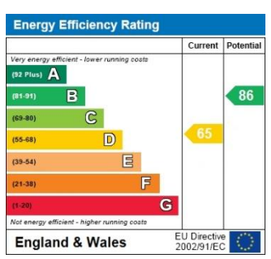
Ground Floor
Approximate Floor Area
365 sq. ft
(33.90 sq. m)

First Floor
Approximate Floor Area
359 sq. ft
(33.35 sq. m)

Approx. Gross Internal Floor Area 724 sq. ft / 67.25 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.

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

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The Pastures, Hatfield, Freehold
Offers Over £350,000



Recently refurbished three bedroom terraced home on The Pastures, Hatfield, conveniently located close to the town centre. Featuring a stylish open plan kitchen/living space, new bathroom, flooring, decoration, boiler, radiators and a newly landscaped garden.

- Three Bedroom Terraced House
- Full Recent Refurbishment
- New Boiler And Radiators
- New Fully Tiled Bathroom
- New Flooring And Decoration Throughout
- Open Plan Kitchen And Living Area
- Newly Landscaped Rear Garden
- New Paving And Brick Built Shed
- Excellent Built In And General Storage
- Convenient Location For Hatfield Town Centre





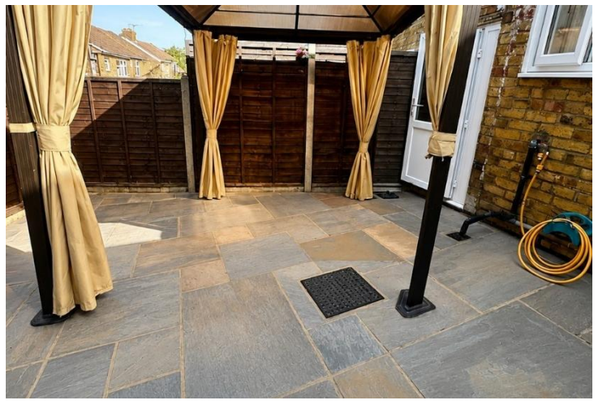


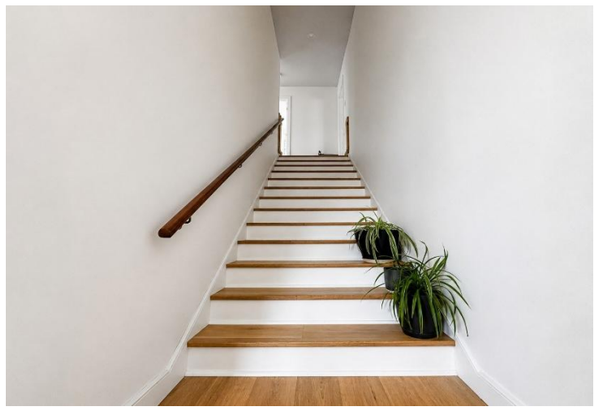
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The Pastures, Hatfield

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The Pastures, Hatfield

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A refurbished three bedroom terraced home, ideally situated on The Pastures in Hatfield and conveniently positioned for the town centre and local amenities. The property has undergone a full refurbishment, offering a fresh and contemporary finish throughout. Improvements include a new boiler, new radiators, new flooring and decoration throughout, a newly fitted fully tiled bathroom and a newly landscaped rear garden with new paving. Upon entering, the property opens into a welcoming entrance porch with wood effect laminate flooring, a newly fitted gas radiator, stairs rising to the first floor and a door leading through to the main living accommodation. The impressive open plan living area provides a bright and versatile space, with laminate flooring, a bay window overlooking the front aspect, useful understairs storage and a gas radiator. The living space flows seamlessly through to the open plan kitchen/dining area, creating an ideal setting for both everyday living and entertaining. The kitchen/dining room is well equipped and finished with wood effect worktops and a tiled splashback. Features include a gas hob, Samsung stainless steel extractor fan, inset sink, integrated dishwasher and eye level oven. A rear facing window provides natural light, while a glazed door opens directly onto the garden. Two large pantry style cupboards provide excellent storage, with one incorporating the washing machine. The rear garden has also been newly landscaped and arranged over multiple levels, incorporating new paved areas and landscaped lawn. There is a brick built shed, together with external electrical points and a garden tap, making the space both practical and enjoyable. To the first floor, the landing features laminate flooring and provides access to all three bedrooms and the newly refurbished bathroom. Bedroom One is a generous room with wood-effect laminate flooring, a front-facing window, gas radiator, built-in wardrobes and a large additional storage cupboard. Bedroom Two benefits from wood effect laminate flooring, a gas radiator, rear facing window and built in wardrobes. Bedroom Three features wood effect laminate flooring, a gas radiator, front facing window and useful over stairs storage cupboard. The main bathroom has been completely refitted and finished with contemporary full height tiling. It comprises a bath with shower attachment and rainhead shower, WC and vanity style wash basin, together with a heated towel rail and frosted rear facing window. Overall, this is a turnkey three-bedroom family home that has been comprehensively updated, offering modern accommodation, excellent storage and a newly landscaped garden, all within convenient reach of Hatfield town centre and its wide range of amenities.

Ground Floor

Entrance Porch
Welcoming entrance porch with wood effect laminate flooring, new gas radiator, newly fitted staircase to the first floor and door leading into the living area.

Living Room
Bright and versatile living space with laminate flooring, front facing bay window, understairs storage and new gas radiator. Open plan to the kitchen/dining room.

Kitchen/Dining Room
Open plan kitchen and dining space with wood effect worktops, tiled splashback, gas hob, Samsung stainless steel extractor fan, sink, integrated dishwasher and eye level oven. Rear facing window and glazed door providing access to the garden. Two large pantry style storage cupboards, one housing the washing machine.

Garden
Newly landscaped multi level garden with new paving, areas of lawn, brick built shed, external electrical points and garden tap.

First Floor

Landing
Laminate flooring with doors leading to all three bedrooms and the main bathroom.

Bedroom One
Spacious double bedroom with wood effect laminate flooring, front facing window, gas radiator, built in wardrobes, large storage cupboard and loft access.

Bedroom Two
Another well proportioned bedroom with wood effect laminate flooring, rear facing window, gas radiator and built in wardrobes.

Bedroom Three
Single Bedroom with wood effect laminate flooring, front facing window, gas radiator and useful over stairs storage cupboard.

Main Bathroom
Newly fitted and fully tiled bathroom comprising bath with shower attachment and rainhead shower, WC and vanity wash basin. Heated towel rail and frosted rear facing window.

Further Details
The property is Freehold
Council Tax Band - Band C

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.