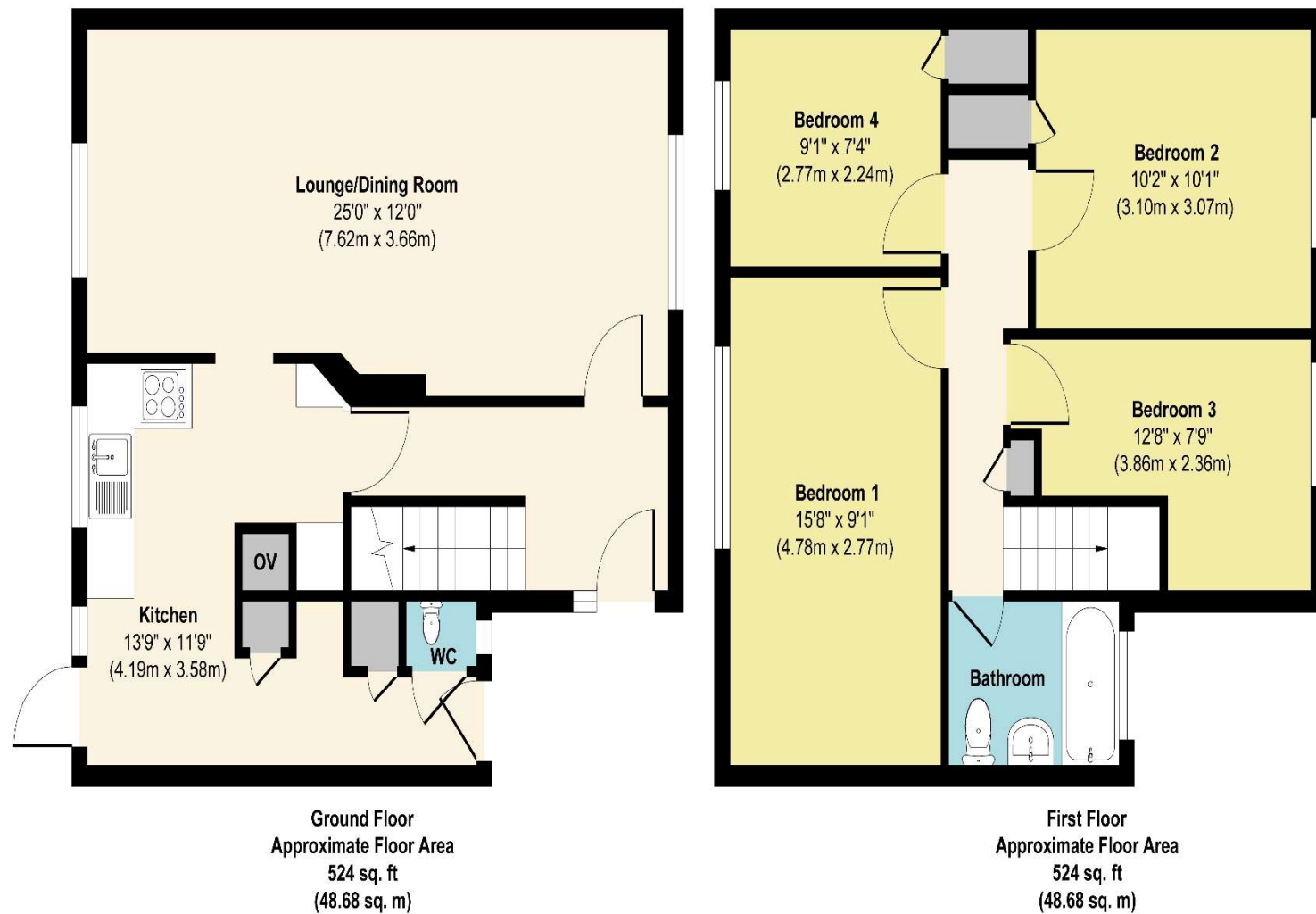




Approx. Gross Internal Floor Area 1048 sq. ft / 97.36 sq. m

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.

Lamb Close, Hatfield Freehold Guide Price £400,000



A beautifully maintained four bedroom terraced family home on Lamb Close, featuring a modern kitchen and bathroom, spacious open plan dual aspect living/dining room, downstairs WC and an attractive landscaped rear garden with decking. Further benefits include a new boiler and gas central heating.

- Four Bedroom Terraced Family Home
- Modern Kitchen Installed In 2018
- Modern Bathroom Installed In 2018
- Beautifully Landscaped Rear Garden
- Open Plan Dual Aspect Living And Dining Room
- Downstairs WC
- Gas Central Heating And Double Glazing
- Part Boarded Loft Providing Additional Storage
- Immaculately Presented Throughout
- New Boiler



Lamb Close, Hatfield



Lamb Close, Hatfield

A well presented four bedroom terraced house situated on Lamb Close in Hatfield. The property has been impeccably maintained by the current owners and benefits from a modern kitchen, modern bathroom and beautifully landscaped rear garden, all originally installed in 2018 and continually maintained to an excellent standard. The accommodation is arranged over two floors and offers well proportioned living space throughout, making this an ideal family home. The ground floor comprises an entrance hall, a spacious open plan living and dining room, modern kitchen and downstairs WC. The first floor provides four bedrooms and the family bathroom. On entering the property, the entrance hall provides access to all principal ground floor accommodation and features carpeting, a gas radiator, stairs rising to the first floor and doors leading to both the living room and kitchen. The open plan living and dining room is a particularly spacious and versatile area, benefiting from a dual aspect with windows overlooking both the front and rear of the property. The room is carpeted and features two gas radiators, with an open doorway leading directly through to the kitchen, creating a sociable and practical space for both everyday family living and entertaining. The modern U shaped kitchen was installed in 2018 and has been meticulously maintained. The kitchen features wood laminate flooring, chipboard worktops and matching splashbacks, a gas hob with stainless steel extractor, eye level oven and grill, washing machine and tumble dryer. There are two useful storage cupboards, a gas radiator, window overlooking the rear garden and a recently installed boiler housed within a cupboard. Doors provide access to both the front of the property and the rear garden, while a further door leads to the downstairs WC. The downstairs WC has wood laminate flooring, WC and a frosted window overlooking the front of the property. To the rear, the property benefits from a beautifully landscaped garden, with decking areas to both the front and rear, a central pathway, lawn and established planters. The decking and fencing were installed in 2018 and have been meticulously maintained and re oiled annually. The garden also benefits from an outside tap, electrical points and a useful shed positioned on a concrete base. The first floor landing is carpeted and provides access to all four bedrooms, the family bathroom and loft space. The loft is part boarded, providing useful additional storage.

Ground Floor

Entrance Hall

Carpeted entrance hall with gas radiator, stairs rising to first floor and doors leading to the living/dining room and kitchen.

Living/Dining Room

Spacious open plan living and dining room with carpeting, dual aspect windows overlooking the front and rear, two gas radiators and open access through to the kitchen.

Kitchen

Modern U-shaped kitchen installed in 2018 with wood laminate flooring, chipboard worktops and splashbacks, gas hob, stainless steel extractor, eye-level oven and grill, washing machine, tumble dryer, two storage cupboards and gas radiator. Window overlooks the rear garden, with doors providing access to the front and rear of the property. New boiler housed within cupboard.

Downstairs WC

Wood laminate flooring, WC and frosted window overlooking the front aspect.

Rear Garden

Well maintained landscaped garden with decking to the front and rear, central pathway, lawn and established planters. Decking and fencing installed in 2018 and re-oiled annually. Outside tap, electrical points and shed on concrete base.

First Floor

First Floor Landing

Carpeted landing with access to all four bedrooms, family bathroom and part-boarded loft.

Bedroom One

Carpeted double bedroom with rear aspect window and gas radiator.

Bedroom Two

Carpeted bedroom with front aspect window, gas radiator and built-in wardrobe.

Bedroom Three

Carpeted bedroom with front aspect window and gas radiator.

Bedroom Four

Carpeted bedroom with rear aspect window, gas radiator and built-in wardrobe.

Main Bathroom

Modern bathroom with laminated flooring, bath with showerhead and power shower, vanity wash hand basin, WC, heated towel rail, half-tiled walls and frosted front aspect window.

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.