Gorseway, Hatfield Garden Village, AL10 9GS

Guide Price £425,000

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Deceptively spacious three storey family home situated in a cul de sac in the sought after "Garden Village, close to the highly regarded "Green Lanes School" and within walking distance of the business park & shops.

The property is currently let for £2000 pcm inclusive of bills but can be purchased as a family home with vacant possession. The accommodation briefly comprises of entrance hall, ground floor wc, bedroom four and the kitchen/diner to the ground floor, a first floor lounge and bedroom, master bedroom with en-suite, a further bedroom and a family bathroom are situated on the top floor. The house is double glazed and has gas radiator central heating.

The rear garden is graveled for low maintenance, the front provides a small garden area, private off street parking and a garage are adjacent.

Please call us on 01707 270777 for further details or to arrange your viewing.

Entrance Hall
17'0" x 6'2"
Entrance door and window to front, stairs to first floor, radiator, wood effect flooring, door to:

Wc
5'11" x 2'4"
Dual flush wc, wash hand basin with tiled splash back, radiator, extractor fan.

Kitchen/Diner
12'0" x 15'7"
Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, built in stainless steel hob with oven under and integrated extractor hood over, space for washing machine, tumble dryer and fridge/freezer, tiled floor, window to rear, double doors leading to the rear garden.

Bedroom Four
16'7" x 8'8"
Window to front, radiator, wood effect flooring.

Landing
16'1" x 6'2"
Stairs to second floor, window to front, radiator, doors to:

Lounge
14'0" x 15'7"
Window to rear, radiator.

Bedroom Three
11'6" x 9'1"
Window to front, radiator.

First Floor Landing
6'4" x 10'1"
Airing cupboard, radiator, door to:

Second Floor Landing
Doors to:

Master Bedroom
10'3" x 15'7"
Window to rear, built in double wardrobe, radiator, door to:

En-suite
5'10" x 5'8"
Comprising of corner shower cubicle with sliding doors, dual flush wc, wash hand basin, radiator, complimentary tiling, window to rear.

Bedroom Two
8'7" x 15'7"
Two windows to front, radiator.

Family Bathroom
6'4" x 7'7"
Comprising of panel enclosed bath with mixer tap and shower attachment, wash hand basin, dual flush wc, complimentary tiling, radiator, extractor fan.

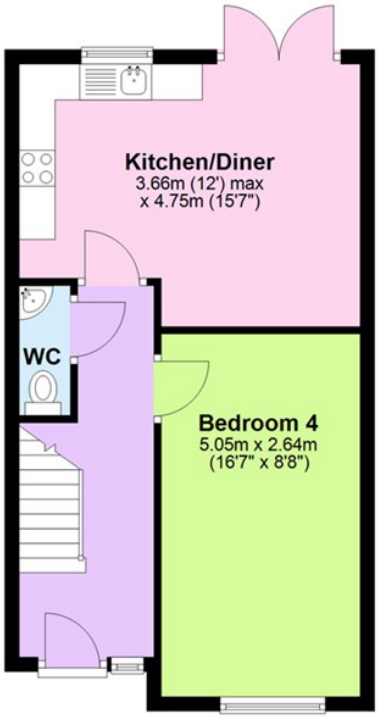
Front Garden
Flower bed, path to front door.

Rear Garden
Graveled with low maintenance in mind, light, fencing to boundaries and gate to rear.

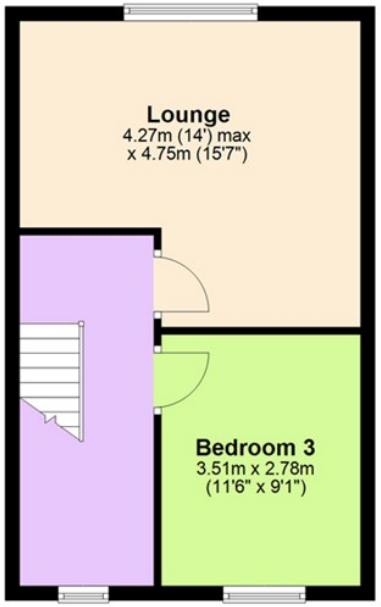
Driveway
Providing private off street parking for one vehicle and access to the garage.

Garage
Up and over door, eaves storage.

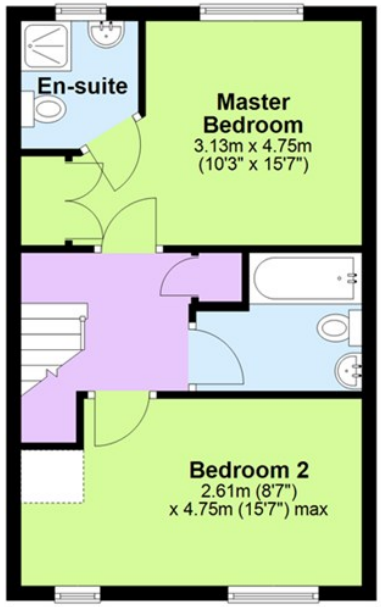
Ground Floor
Approx. 40.1 sq. metres (431.6 sq. feet)



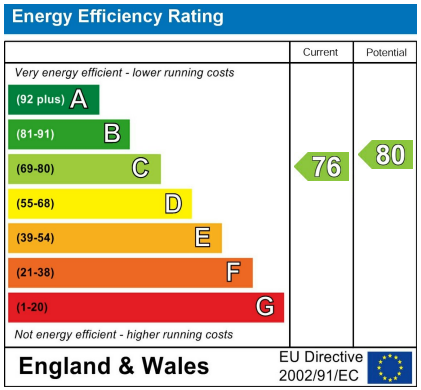
First Floor
Approx. 37.4 sq. metres (402.3 sq. feet)

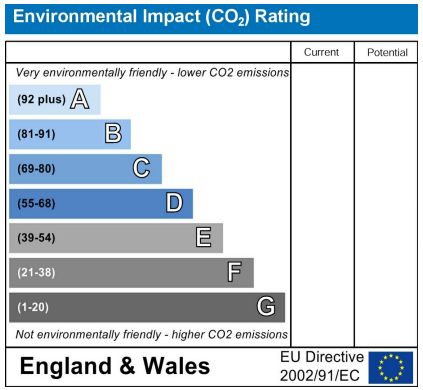


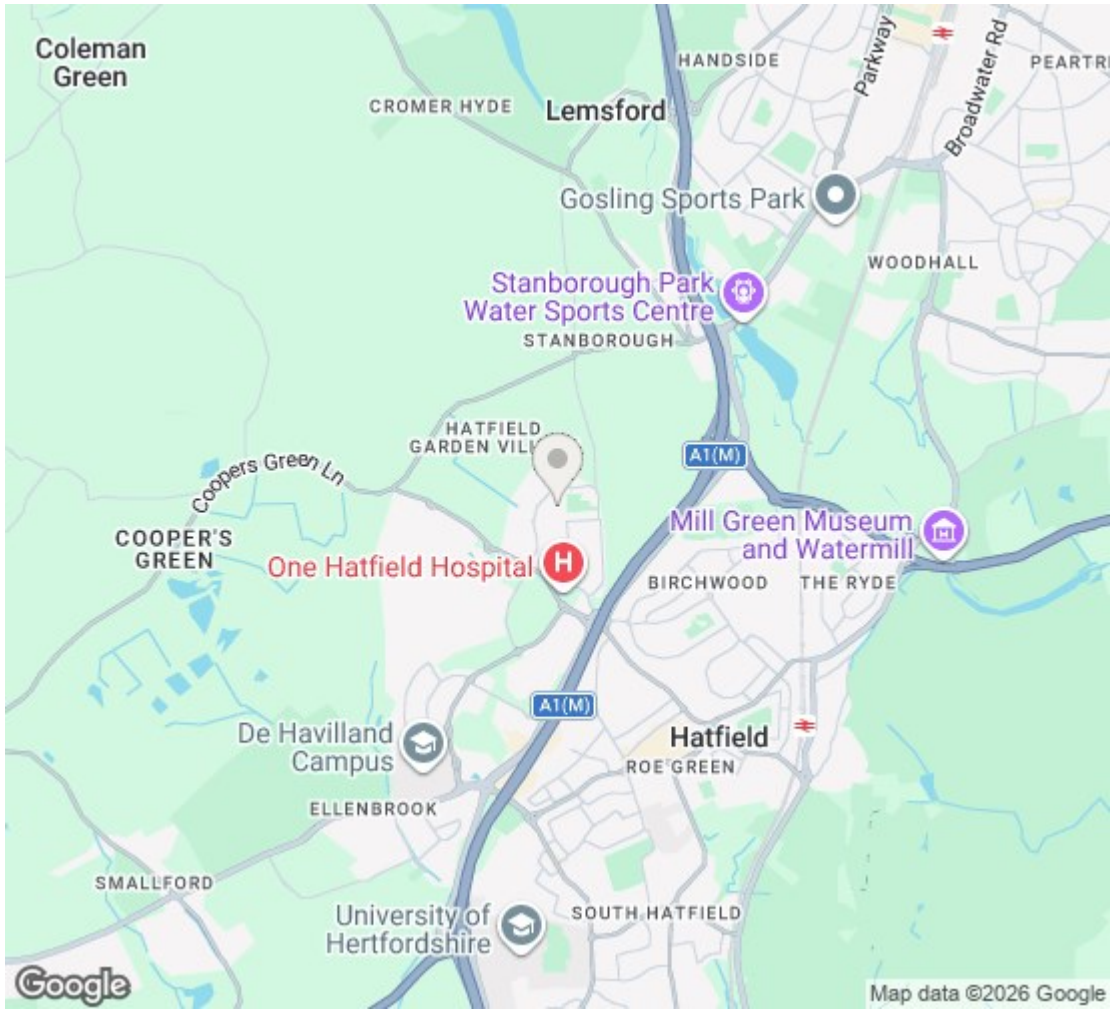
Second Floor
Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 114.9 sq. metres (1236.3 sq. feet)







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