



Cooks Way, Hatfield, AL10 8XT

£350,000



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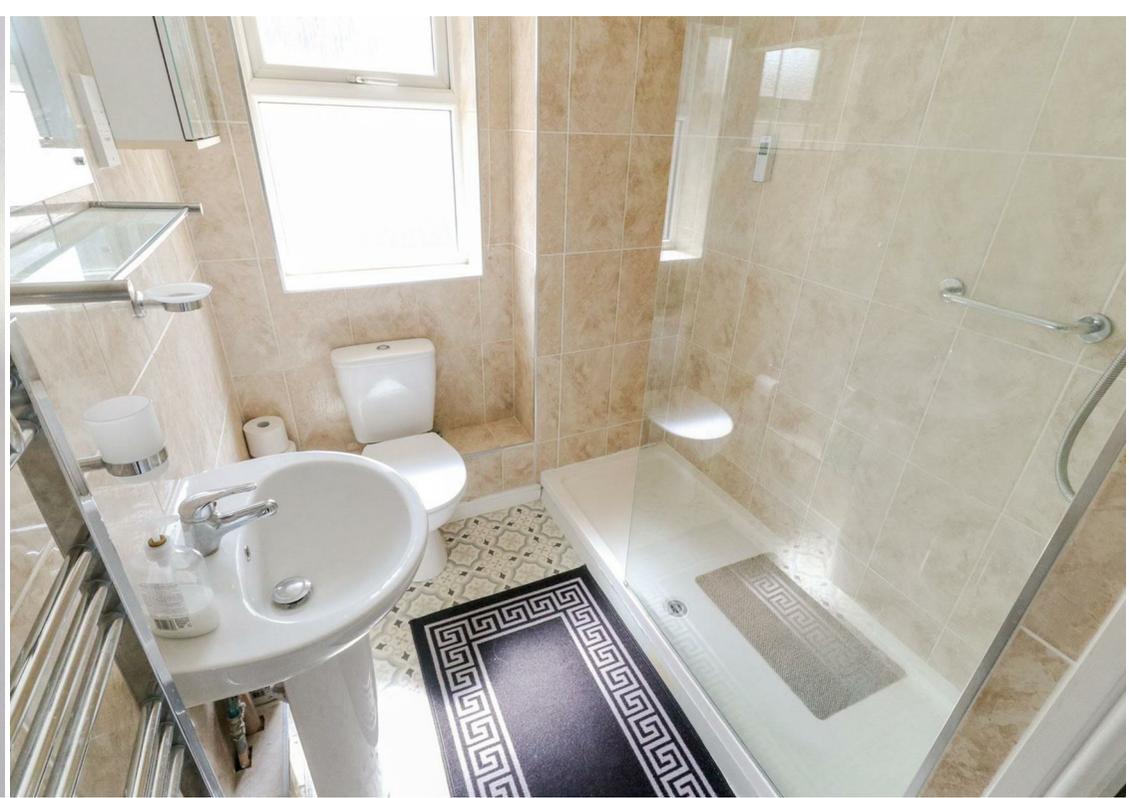
Two bedroom semi detached house with private driveway and garage, situated in a sought after cul de sac on the south side of town.

This delightful chain free home offers great access to major road links, schools and green space/parkland, the accommodation briefly comprises of entrance porch, entrance hall, living room, fitted kitchen with built in appliances, two bedrooms, master with built in wardrobes and a refitted shower room. gas radiator central heating, double glazed windows and doors.

Outside there is a small low maintenance garden to the front, a private driveway and garage to the side with electric door, there is also a well established rear garden.

Early viewing strongly advised to avoid disappointment, please call our team on 01707 270777







Entrance Hall

Part glazed entrance door to front, radiator, doors to:

Fitted Kitchen

7'8" x 8'4"

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drainage with mixer tap, built in gas hob with oven under and extractor hood over, space for fridge/freezer, washing machine and dishwasher, storage cupboard, double glazed window to front.

Lounge/Diner

16 x 12

Double glazed windows and door to rear garden, stairs to first floor with recess under, radiator.

Landing

Doors to:

Bedroom One

12'2 x 11'9

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

12 x 5'7

Double glazed window to front, radiator, access to loft.

Refitted Shower Room

8'10 x 6

Refitted suite comprising of glazed double shower cubicle, wash hand basin with mixer tap, dual flush wc,



complimentary wall and floor tiling, chrome effect heated towel rail, airing cupboard housing hot water cylinder, double glazed window to front.

Front Garden

Path to recessed porch, lawn area with artificial grass

Private Driveway

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

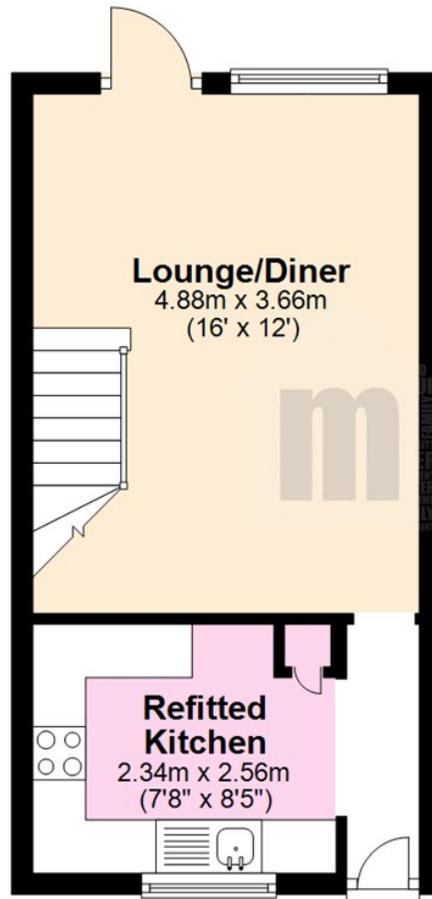
Garage

Roller garage door, power and lights, storage, personal door to rear leading to the rear garden.

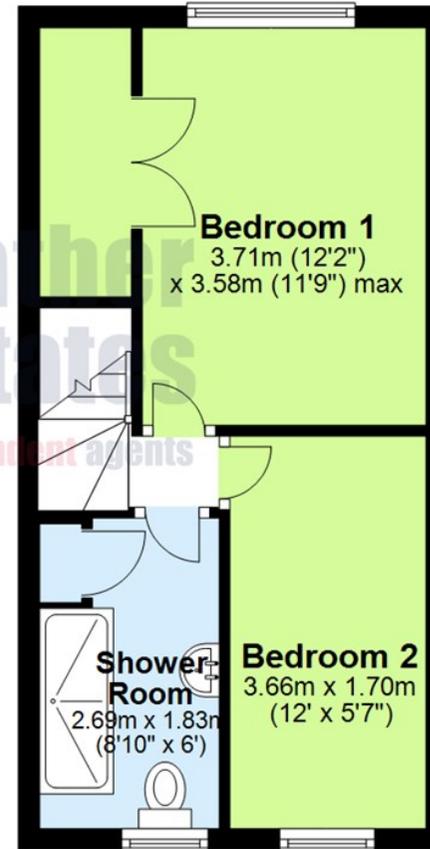
Rear Garden

Designed with low maintenance in mind, patio to the immediate rear extending to a lawn which is bordered by flower and graveled beds, fencing and brick wall to boundaries, personal door to garage.

Ground Floor



First Floor



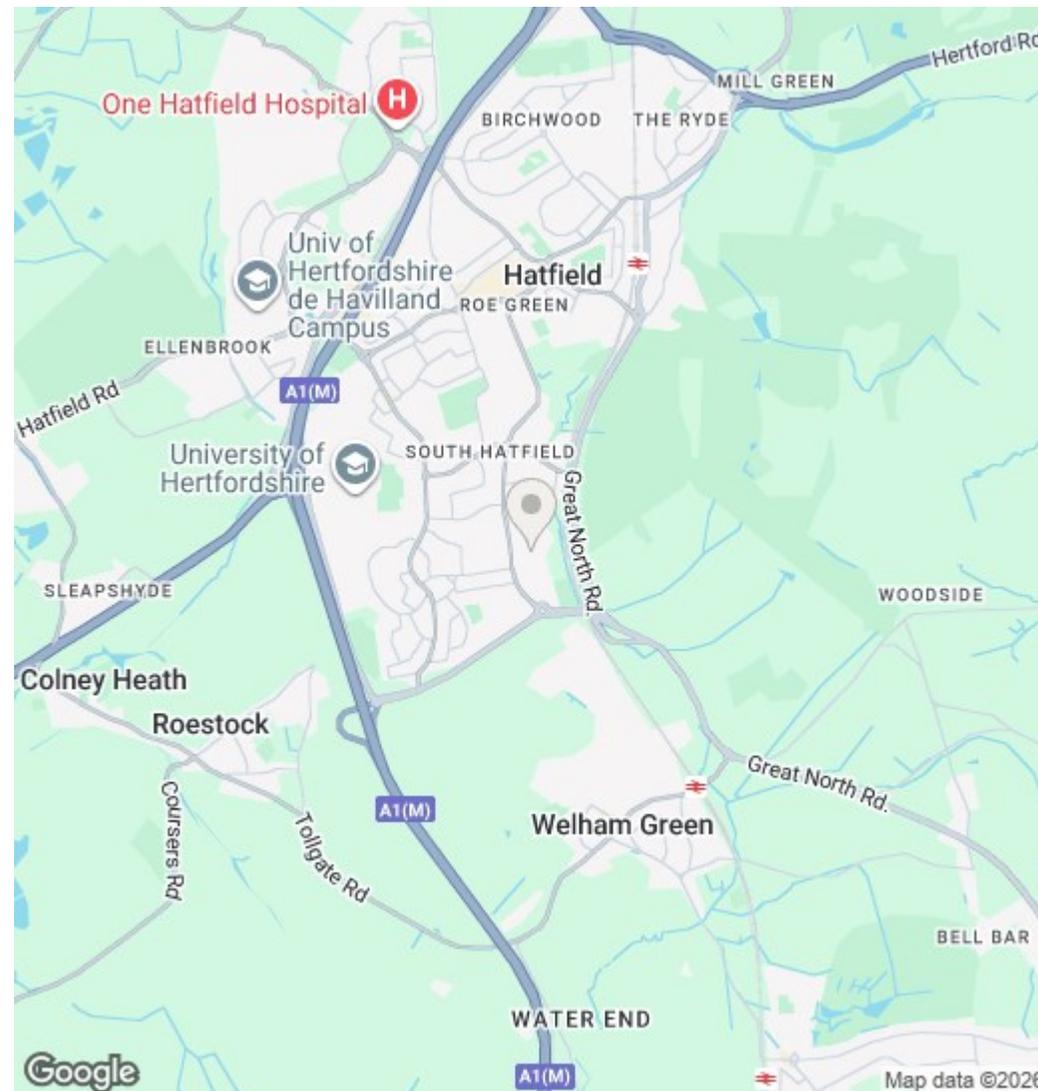
Total area: approx. 53.4 sq. metres (574.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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