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Minster Close, Hatfield, Hertfordshire AL10 9JN

Guide Price £525,000

Rarely available and situated in a quiet cul-de-sac on the edge of the Birds and Trees area with wonderful views over the Hatfield House Estate, with a small copse to the front is this delightful family home. The house is in a fantastic position and having been built in a chalet style offers spacious and versatile accommodation and still has room to extend subject to the usual consent. The accommodation briefly comprises of a good sized entrance hall, 20' lounge with doors to the garden and an opening to a separate study which could become a fourth bedroom, 19' dining room, 17' refitted kitchen with built in appliances, utility room, ground floor wc, good size first floor landing, master with en-suite, two further bedrooms, refitted family bathroom with free standing roll top bath and separate shower cubicle. The house is double glazed and also benefits from an "Eco boiler" Outside the house has been updated with uPVC facias for low maintenance, a gravelled driveway for several cars and a detached garage, side access to the rear garden which is well established and not overlooked and has a great size patio for entertaining. viewing strongly recommended.



Entrance Hall

Double glazed door to front with double glazed windows to sides, stairs to first floor, radiator, storage cupboard, inset spotlights, wood effect flooring, doors to:



Sitting Room/Bedroom Four

19'3" x 10'9" (5.87m x 3.28m)

Double glazed Oriel window to front, double radiator, full width fitted wardrobes with mirror fronted sliding doors, wood effect flooring, inset spotlights, double doors to:

Lounge

20'4" x 12'7" (6.20m x 3.84m)

Double glazed window and door to rear garden, double radiator, inset spotlights, wood effect flooring, television and telephone points, opening to:



Dining Room/Study

9'3" x 9'3" (2.82m x 2.82m)

Double glazed patio doors to rear garden, radiator, wood effect flooring, inset spotlights, door to hallway.



Refitted Kitchen

17'9" x 10'3" (5.41m x 3.12m)

Double glazed Oriel window to front, radiator, range of refitted wall and base units with concealed lighting and complimentary work surfaces over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, water softener, integrated stainless double oven and microwave oven over, integrated hob with stainless steel chimney style extractor hood over, integrated fridge/freezer, plumbing for dishwasher, cupboard housing wall mounted 'Eco' boiler supplying domestic hot water and central heating, this "Evo" boiler self generates electricity, complimentary wall and floor tiling, door to:



Utility Room

5'7" x 5'4" (1.70m x 1.63m)

Double glazed door to rear, range of fitted wall and base units with complimentary work surfaces over, plumbing for washing machine, space for tumble dryer, tiled floor, door to:



Ground Floor Wc

Frosted double glazed window to rear, radiator, low level wc, wash hand basin, tiled floor.

First Floor Landing

Radiator, inset spotlights, door to:

Master Bedroom

17'2" x 15'5" max (5.23m" x 4.70m max)

'L' shaped dual aspect room with double glazed windows to front and rear looking over the Hatfield Park Estate, radiator, inset spotlights, wood effect floor, television and telephone points, door to:



En-Suite

Frosted double glazed window to rear, radiator, tiled shower cubicle with power shower and sliding glazed doors, low level wc, wash hand basin, complimentary tiled walls to full height.



Bedroom Two

16'3" x 10'3" (4.95m x 3.12m)

Dual aspect room with double glazed windows to front and rear with views over the Hatfield Park Estate, wood effect flooring.



Bedroom Three

10'6" x 5'6" (3.20m x 1.68m)

Double glazed window to rear with view over the Hatfield Park Estate, double radiator, wood effect flooring.



Refitted Family Bathroom

Frosted double glazed window to front, refitted suite comprising; of a raised free standing roll top bath with mixer tap and shower attachment, fully tiled corner shower cubicle with electric shower and glazed door, concealed cistern low level wc, vanity unit with inset wash hand basin, mixer tap and cupboard under, chrome effect heated towel rail, inset spotlights, wood effect flooring.



OUTSIDE

Front Garden

Side access to both sides leading to the rear garden, mainly gravelled to provide parking for several vehicles, external lighting, mature evergreens.

Garage

Detached with metal up and over door, power and light, personal door to rear.

Rear Garden

52' x50' (15.85m x15.24m)

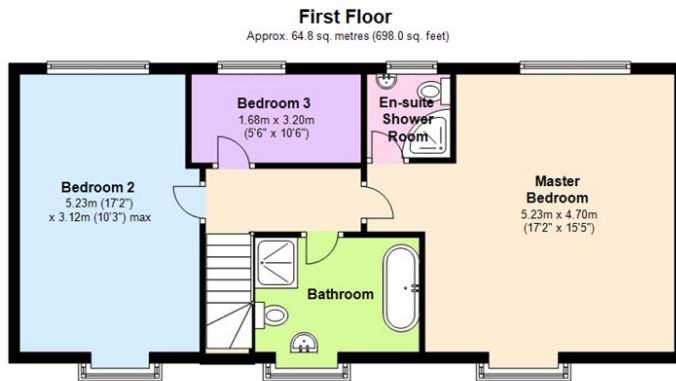
Private mature rear garden with good sized patio to immediate rear extending to a lawn edged with mature flower and shrubs beds, various evergreens, raised decked patio, water tap, exterior lighting, timber garden shed.



Rear View







Total area: approx. 149.3 sq. metres (1606.8 sq. feet)

