



Gorseway, Hatfield Garden Village, AL10 9GS

Guide Price £425,000



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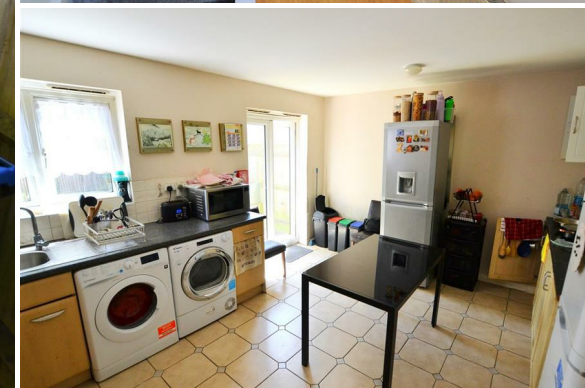
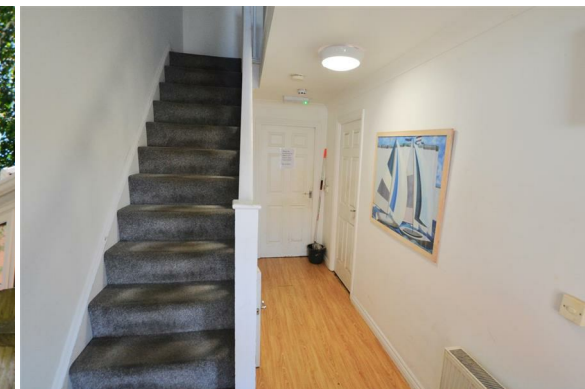
Guide Price £425.000-£435.000

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/drainage 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.

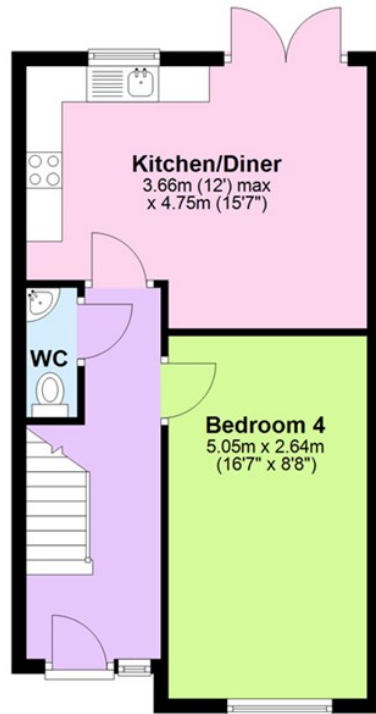
Garage

Up and over door, eaves storage.



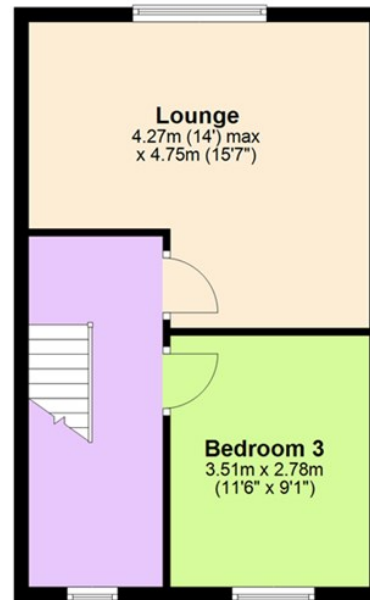
Ground Floor

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



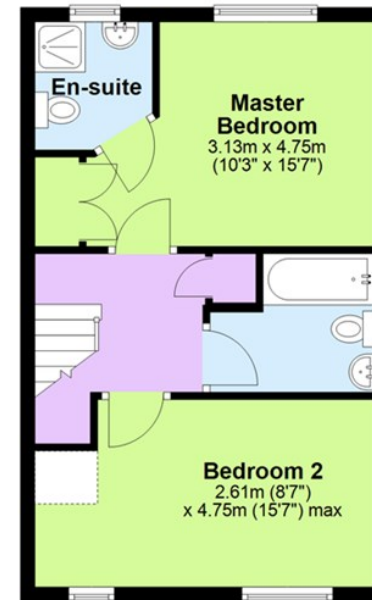
First Floor

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



Second Floor

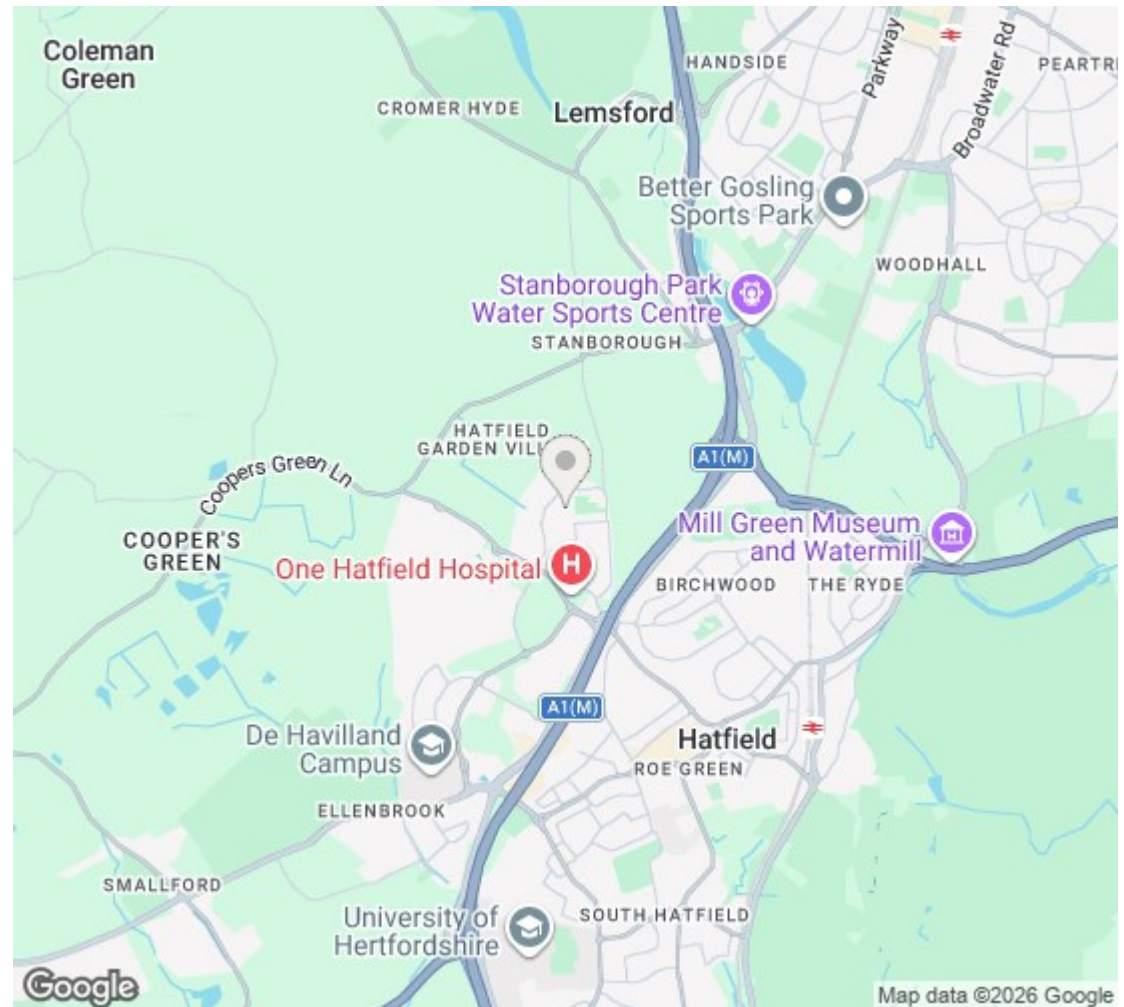
Approx. 37.4 sq. metres (402.3 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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