



Beech Close, Hatfield, AL10 8NT
Offers In Excess Of £580,000

A fabulous extended end of terrace house situated in the popular Tree's area of Hatfield finished to a high standard situated at the end of the cul-de-sac and offered for sale Chain Free. The accommodation comprises of entrance hall, lounge, kitchen/dining room, conservatory, cloakroom, four bedrooms including master suite with patio doors with Juliette balcony, separate dressing room and en-suite plus four piece family bathroom. The property boasts a beautifully presented rear garden with summer house, garage and off street parking.



The accommodation comprises

Entrance Hall

Accessed via a part glazed uPVC front door with frosted double glazed windows to both sides. Cloaks cupboard with light, hanging rail, meters and alarm control panel. Recessed spot lights, panelled radiator and stairs rising to first floor. Glazed French doors to kitchen/dining and door to:

Lounge

6.42 x 3.46 (21'0" x 11'4")

Dual aspect with double glazed bay window to front and double glazed patio doors opening onto rear decking. Living flame effect gas fire with feature mantle piece and hearth. Television and telephone points. Dimmable wall lights and panelled radiator. Door to:

Kitchen/Dining room

6.34 x 3.07 narrowing to 2.05 (20'9" x 10'0" narrowing to 6'8")

Comprising a range of wall and base mounted cupboards and drawers finished in cream gloss with chrome handles, light wood effect work surfaces, under counter lighting and splashback tiling. Built in four ring gas hob with double oven under, chrome splash back and filter hood over. Single bowl single drainer sink unit with mixer tap and water disposal unit. Integrated fridge/freezer, space for microwave oven, pantry cupboard and tiled under stairs storage cupboard with light. Panelled radiator, recessed spotlights to kitchen area and wall lights to dining. Double glazed window to side and double glazed window and door opening onto:

Conservatory

6.6 x 2.73 (21'7" x 8'11")

Double glazed windows to side and rear and double glazed door and sliding doors opening onto decking. Tiled to window height and tiled flooring. Wall light points and television point. uPVC door opening to:

Rear Hallway

Door to garage and:

Cloakroom

Low level WC, inset wash hand basin, double radiator and low level tiling.

Garage/Utility

4.59 x 3.98 narrowing to 2.78 (15'0" x 13'0" narrowing to 9'1")

Part frosted uPVC door and window opening to front. metal up and over garage door. Low level unit with work surface and shelving over, plumbing for washing machine and space for tumble dryer. Space for additional fridge/freezer. Wall mounted boiler serving heating and hot water. Ceiling strip lights and cold water tap.

Landing

Access to loft with folding ladder and light. Recessed spotlights and doors to:

Bathroom

Four piece suite comprising a tiled enclosed bath with mixer/shower over. Glazed shower cubicle with bi-folding door and mixer shower. Vanity unit with inset wash hand basin and cupboards under. Low level WC with concealed cistern and cupboard over. Fully tiled walls & flooring and spotlight to ceiling and low level lighting to units. Wall mounted heated towel rail. Frosted double glazed window to rear.

Bedroom One

4.04 x 3.33 (13'3" x 10'11")

Panelled radiator and electric feature fire. Double glazed patio door with Juliette balcony overlooking rear garden. Television & Virgin point. Door to:

Dressing Room

2.10 plus wardobes x 2.93 (6'10" plus wardobes x 9'7")

Fitted john Lewis wardrobes to one wall with shelving and hanging space.

Panelled radiator, telephone and television point. Wall lights. Double glazed window to front.

En-suite Bathroom

Double sized tiled shower cubicle with sliding door and wall mounted mixer shower. Chrome heated towel rail and electric towel rail. Recessed spotlights. Tiled floor. Vanity unit with inset wash hand basin, cupboards under and low level WC with concealed cistern. Frosted double glazed window to front.

Bedroom Two

3.57 x 3.57 (11'8" x 11'8")

Panelled radiator and double glazed windows to front. Over stairs cupboard and fitted wardrobes with bed space, cupboards over, bedside and fitted drawers. Television and telephone point. Wall lights.

Bedroom Three

3.59 x 2.77 (11'9" x 9'1")

Double glazed window to rear and panelled radiator. Recess wardrobes and fitted headboard with bedside drawers. Television point and wall light points.

Bedroom Four

3.54 x 2.10 (11'7" x 6'10")

Panelled radiator. Television & telephone points. Double glazed window to front.

Exterior

Rear Garden

Secluded rear garden with range of mature shrubs, bushes and trees. Decking leading from the property running the whole width with patio area with lighting and additional decked area to rear. Steps down to gravelled area finished with decorative and feature stonework. Exterior power points and additional lighting. Gated access to side and cold water tap. Rear access to alleyway via removable fence panel.

Summerhouse

2.65 x 2.68 (8'8" x 8'9")

Swiss style with power and lighting. Veranda with spotlights.

Front Garden

Block paved leading to garage and front with retaining wall with raised flower beds and high beech hedges to two sides. Coach style garden lights and additional security lights (switched or sensor) and two CCTV cameras.

TENURE

Freehold

AGENTS NOTE

The property has suffered from subsidence with works undertaken by Insurers contractors and a Certificate of Structural Adequacy (COSA) will be issued and remains insurable. Please contact us for further information.

