



15 Newstead, HATFIELD, Hertfordshire AL10 9DH

Offers in Excess of £365,000 - Freehold

**Property Summary**

A superb opportunity to purchase this three bedroom family home. The property has a utility room with ground floor W/C and open plan kitchen/diner, great for entertaining or keeping an eye on the children doing their homework. The property also benefits from large garden with a newly installed outside hot tap. A viewing comes highly recommended.

The property has a walled frontage with steps leading down to the main entrance which opens into a welcoming hall that provides access to the lounge and open plan kitchen/diner. The lounge is to the rear and has patio door to the outside space.

The first floor accommodation has three well proportioned bedrooms, all with built in storage space and a well appointed family bathroom and a separate w/c.

The garden has a patio area adjacent to the rear of the property ideal for BBQ's in the summer. There is a laid to lawn area and the vendors currently have a summer house at the bottom of the garden. The garden has secure gated rear access to the secluded park behind.

There is street parking available.

**Features**

- Mid-terrace
- Three Bedroom Family Home
- Downstairs Cloakroom
- Double Glazing
- Gas Heating

## Room Descriptions

# GROUND FLOOR

### Entrance Hall

Via part double glazed entrance door, spill proof wood effect flooring, fitted radiator, open aspect to:

### Kitchen/Breakfast Room

3.26m x 4.86m (10' 8" x 15' 11") Front aspect double glazed windows, range of matching wall and base units with worktops over incorporating stainless steel sink unit with mixer taps, five ring gas hob with stainless steel canopy over, fitted double oven. Space for appliances, feature blackboard, complementary tiling to splashbacks, built in cupboards, Spill proof wood effect flooring, open aspect to:

### Lounge

3.50m x 4.06m (11' 6" x 13' 4") Sliding double glazed patio doors leading to rear garden, wood effect flooring, fitted radiator, feature electric fireplace.

### Utility Area

1.65m x 1.89m (5' 5" x 6' 2") Space and plumbing for automatic washing machine, space for tumble dryer, cupboard housing electric meters, door off to:

### Downstairs Cloakroom

Rear aspect double glazed opaque window, low level WC, wash hand basin with vanity unit below, fitted radiator, cupboard housing gas boiler.

# FIRST FLOOR

### Landing

Front aspect double glazed opaque window, doors leading off to:

### Bedroom One

3.41m x 3.55m (11' 2" x 11' 8") Rear aspect double glazed window overlooking rear garden and local park. fitted radiator, built in cupboards.

### Bedroom Two

2.46m x 3.57m (8' 1" x 11' 9") Front aspect double glazed window, fitted radiator, built in cupboard.

### Bedroom Three

2.23m x 2.59m (7' 4" x 8' 6") Rear aspect double glazed window overlooking rear garden and park, fitted radiator, built in cupboard.

### Family Bathroom

Front aspect double glazed opaque window, panel enclosed bath with independent shower unit over, pedestal wash hand basin with vanity unit below, heated towel rail, spill proof wood effect flooring. Fully tiled walls.

### Separate WC

Front aspect double glazed window, wash hand basin, fitted radiator, complementary tiling to splashbacks.

# EXTERIOR

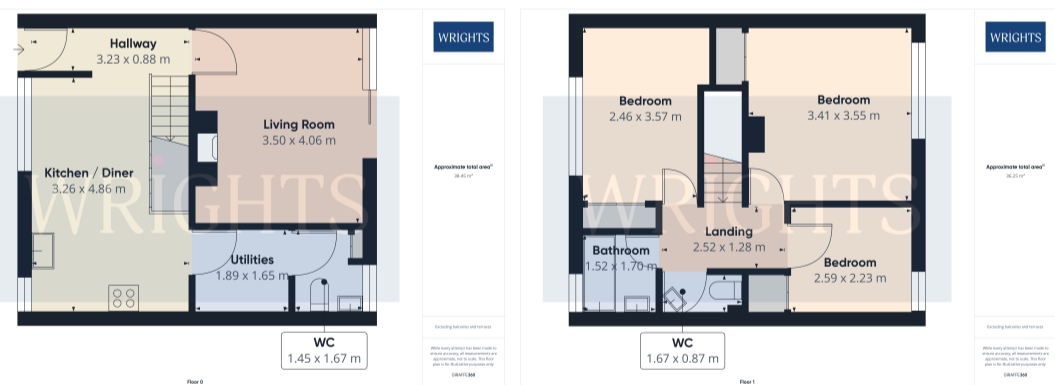
### Rear Garden

Large patio area with dwarf brick wall surround leading to lawned area with perimeter fencing and rear access to Local park, Summer house and garden shed.

### Additional Information

Council Tax Band C

Welwyn/Hatfield



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	