



16 Coppice Close, Hatfield, Hertfordshire AL10 9EF

**£400,000 - Freehold**

### Property Summary

Wrights of Hatfield are delighted to welcome to the market this EXTENDED THREE BEDROOM FAMILY HOME WITH OFF STREET PARKING. The ground floor accommodation comprises two receptions including a generous extended lounge/diner, and a fitted kitchen. To the first floor there are three bedrooms and family bathroom. Externally the rear garden is ideal for the budding gardener or spending Family time in. To the front is a block paved driveway providing off street parking and adjacent is a small enclosed playground ideal for smaller children. We highly recommend an internal inspection at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

### Features

- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED LOUNGE/DINER
- FITTED KITCHEN
- DOUBLE GLAZING
- GAS HEATING TO RADIATORS
- REAR PRIVATE GARDEN
- BLOCK PAVED DRIVEWAY
- VIEWING COMES HIGHLY RECOMMENDED

## Room Descriptions

### GROUND FLOOR ACCOMMODATION

#### Entrance Hall

Via part double glazed entrance door finished in white uPVC with matching frosted glass sidelight window, laminate wood flooring, stairs to first floor landing, doors leading off to:

#### Lounge area

10' 2" x 18' 3" (3.10m x 5.56m) Front aspect double glazed window, feature fireplace with coal effect gas fire, fitted radiator, open aspect to:

#### Dining area

9' 4" x 10' 10" (2.84m x 3.30m) Rear aspect double glazed window with matching sliding patio doors. Fitted radiator.

#### Reception Two

6' 10" x 8' 10" (2.08m x 2.69m) Front aspect double glazed window, fitted radiator, laminate wood flooring.

#### Kitchen

9' 1" x 13' 3" (2.77m x 4.04m) Rear aspect double glazed window. Range of matching wall and base units with rolled edge work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps over. Wall mounted gas boiler, space for appliances, complementary tiling to splashbacks, part double glazed door to rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Rear aspect double glazed window, doors leading off to:

#### Bedroom One

10' 2" x 11' 0" (3.10m x 3.35m) Front aspect double glazed window, fitted cupboard, fitted radiator, built in cupboard.

#### Bedroom Two

9' 0" x 9' 0" (2.74m x 2.74m) Front aspect double glazed window, fitted radiator. Built in cupboards.

#### Bedroom Three

6' 0" x 8' 11" (1.83m x 2.72m) Rear aspect double glazed window, fitted radiator.

#### Family Bathroom

Rear aspect frosted glass double glazed window. Panel enclosed bath with shower over, wash hand basin with vanity unit below. Fitted radiator with fully tiled walls.

#### Separate W/C

Rear aspect frosted glass double glazed window. low level W/C.

### EXTERNAL

#### Rear Garden

Mainly laid to lawn with mature shrubs and plants to borders, perimeter fencing.

#### Front Garden

Block paved driveway allowing off street parking for two vehicles.

### ADDITIONAL INFORMATION

#### Agents Notes

Council Tax Band - D

EPC Rating - E

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.

WRIGHTS

Floor 0

Approximate total area<sup>(1)</sup>

84.1 m<sup>2</sup>

903 ft<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360

WRIGHTS

Floor 1

Approximate total area<sup>(1)</sup>

84.1 m<sup>2</sup>

903 ft<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	82
(21-38)	F	
(1-20)	G	48
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC