



31 Great Braitch Lane, Hatfield, Hertfordshire AL10 9FD

Offers in Excess of £600,000 - Freehold

Property Summary

A SUPERBLY EXTENDED THREE BEDROOM DETACHED FAMILY HOME ideally positioned in a quiet located within Hatfield Garden Village. This property is finished to a high standard and offer prospective buyers a wonderful Turn Key Opportunity with fabulous living accommodation throughout. Viewing Comes Highly Recommended.

The property has been extended by the current owners creating a large kitchen dining area featuring matching base, wall units and island providing ample work surface space and storage, features include quartz worktops, integrated wine fridge and dishwasher. There is space for a large dining table which can be situated overlooking the garden via Bi-Fold doors. The lounge is located off the kitchen/diner creating an open plan area while still creating the feeling of a separate space. The playroom/study is located to the front of the property benefitting from plenty of natural light via the bay window. Further benefits are a spacious utility room accommodating a washing machine and tumble dryer with ample cupboard space and ground floor W/C.

The first floor offers a well proportioned master bedroom with built in wardrobes and En-Suite Shower room, a second double bedroom and an additional single. The family bathroom is partially tiled comprising of a side panelled bath with shower over, vanity hand wash basin and enclosed W/C.

Externally the property offers gardens to the front, side and rear. There is a patio area adjacent to the property with Porcelain Tiles, while there is an area laid to lawn to the rear and side plus space for garden sheds. In addition, there is driveway parking to the front.

Features

- Extended Three Bedroom Detached Family Home
- Gardens to Front, Side & Rear of Property
- Large Kitchen/Diner with Bi-Fold Doors overlooking the Garden
- Dining Room/Study
- Separate Utility Room
- En-Suite Shower Room to Master Bedroom
- Driveway Parking
- Ground Floor Cloakroom
- Popular Hatfield Garden Village Location
- Amtico Flooring throughout the Ground Floor

Room Descriptions

GROUND FLOOR

ENTRANCE HALLWAY

2.48m x 2.50m (8' 2" x 8' 2") Spacious and airy reception hall with Amtico laminate wood flooring, stairs leading to first floor landing, doors off to:

LOUNGE

3.34m x 4.23m (10' 11" x 13' 11") Rear aspect double glazed window overlooking rear garden. Amtico laminate wood flooring. Fitted radiator, open aspect to:

KITCHEN / DINER

3.85m x 6.59m (12' 8" x 21' 7") Bi Folding doors to rear, Modern range of matching wall and base units with Quartz worktops over incorporating "Butler sink unit" with mixer taps, centre island, integrated dishwasher and wine fridge. Space for appliances. Amtico laminate flooring.

PLAYROOM / STUDY

2.58m x 2.98m (8' 6" x 9' 9") (to max dimensions) Front aspect double glazed bay window, Amtico laminate flooring, fitted radiator

UTILITY ROOM

2.39m x 2.50m (7' 10" x 8' 2") Part double glazed door to side. Range of matching wall and base units with worktops over incorporating double bowl "Butler sink unit with mixer taps" space for automatic washing machine and tumble dryer, Amtico laminate flooring.

GROUND FLOOR W/C

0.92m x 1.94m (3' 0" x 6' 4") Side aspect double glazed frosted glass window. Low level WC, wall mounted wash hand basin, half wood panelling, Amtico laminate wood flooring.

FIRST FLOOR

LANDING

1.99m x 1.99m (6' 6" x 6' 6") (to max dimensions) Carpet flooring providing access to;

MASTER BEDROOM

2.89m x 3.87m (9' 6" x 12' 8") A well proportioned double bedroom with built in wardrobes, carpet flooring, gas radiator and double glazed window to the front aspect.

EN-SUITE SHOWER ROOM

1.55m x 1.98m (5' 1" x 6' 6") Partially tiled with large shower cubicle, vanity hand wash basin and enclosed W/C. Heated towel rail and frosted double glazed window to the front aspect.

BEDROOM TWO

2.44m x 4.12m (8' 0" x 13' 6") A double bedroom with panelled walls, carpet flooring, gas radiator and double glazed window to the rear aspect.

BEDROOM THREE

2.11m x 3.79m (6' 11" x 12' 5") Spacious single bedroom with carpet flooring, gas radiator and double glazed window to the rear aspect.

FAMILY BATHROOM

1.74m x 2.07m (5' 9" x 6' 9") Partially tiled comprising of a side panelled bath with shower over, vanity hand wash basin and enclosed W/C with vinyl flooring and heated towel rail.

EXTERNAL

DRIVEWAY

Private parking to the front of the property that can accommodate one vehicle.

FRONT GARDEN

Mainly laid to lawn with mature hedgerows to borders, driveway for off street parking leading to:

GARAGE

Part of the garage has been used to create the utility room so would be ideal for storage space.

REAR GARDEN

Patio area adjacent to the property created from porcelain tiles, mainly laid to lawn to the side an rear of the property. Fenced boundaries and space for a shed to the side of the property.

The current owners purchased additional land to the side increasing the external space.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - E
EPC Rating C

