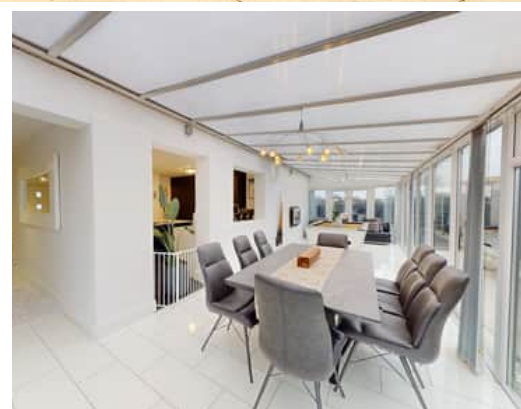


5 Bedroom(s), Detached House, Freehold

Brierholme Close, Hatfield.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen with Integrated Appliances
- Gym and Sauna
- Five Bedrooms Four Being Doubles
- Wrap Around Gardens with Hot Tub and Outbuilding ideal for Home Office

- Unique Contemporary Detached Property with No Chain
- Two Reception Rooms and Conservatory
- Ground Floor W/C and Utility Room
- Bathroom and Separate Toilet
- Electric Gates and Driveway Allowing for Secure Off Road Parking

**Offers
Over
£395,000
Reduced**

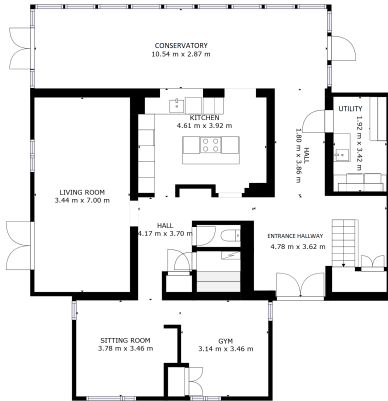
Book your viewing today Tel: 01302 247754

Owner's View

Hatfield is a lovely quiet village with nice shops & cafe's. Perfect distance from the town centre for us. Lived here since 2000, very quiet street, our property has parking for 5+ vehicles on the main drive or behind the electric gate, as its a private / dead end street you have no one other than people on the street coming up the road! Our house is very different / not your standard house but we love this about it, as its been converted from flats. We love the feel of the open plan living in this house with the kitchen opening onto the conservatory and the garden wrapping around the whole house. Lots of living space and because of the way the property was built its very quiet to live in as the walls and floors are very thick! We love the surrounding farm fields perfect for walks with the dog & family. The property comes with planning permission for a extension and for the single storey to be converted to two storeys, Please ask for more details.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,267 sq. ft. (117 m²)
TOTAL: 237 m²

SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.

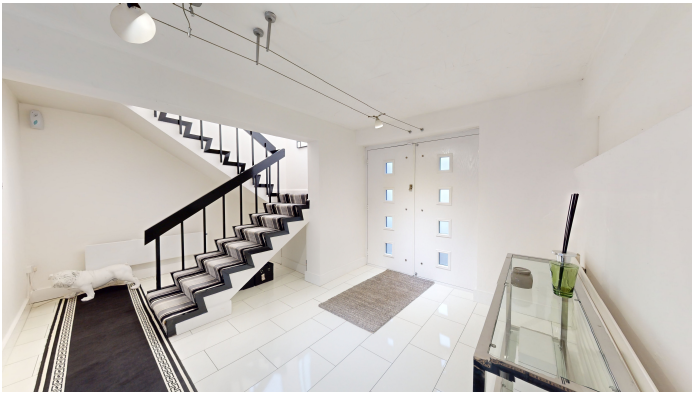
Matterport



Conservatory



Entrance Hallway



Kitchen



Lounge



Sauna



Ground Floor W/C



Snug



Utility Room

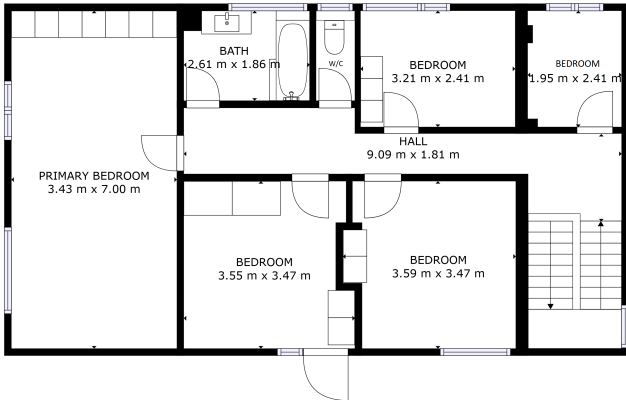


Gym



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 267.00 m² (291 m²)
TOTAL: 277 m²

SIZES AND DIMENSIONS GIVEN APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Master Bedroom



Bedroom



Bedroom



Bathroom and Separate Toilet





External

Front Aspect



Rear Garden



Out Building



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Monthly Electricity Bills - £320 both gas and electricity

Average Monthly Gas Bills - As above

Average Annual Water Bills - £270

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2021/22

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - As above

Boiler Location - Utility Room

Approximate Electrical System Installation Date - when built

Approximate Electrical System Test Date - 200

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 