

**4 Bedroom(s), Detached House, Freehold**

**Pippin Way, Hatfield.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Detached Garage and Driveway Allowing for off Road Parking

- Stunning Detached Family Home In Sought After Location
- Lounge
- Four Bedrooms En Suite to Master
- Front and Rear Gardens

**£310,000**  
**For Sale**

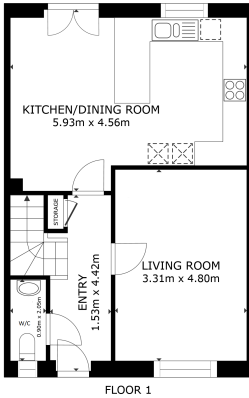
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... We love how the kitchen opens into the south facing garden, which is fantastic for entertaining, then in an evening there is a snug front room to relax in .

## Ground Floor

### Floor Plan



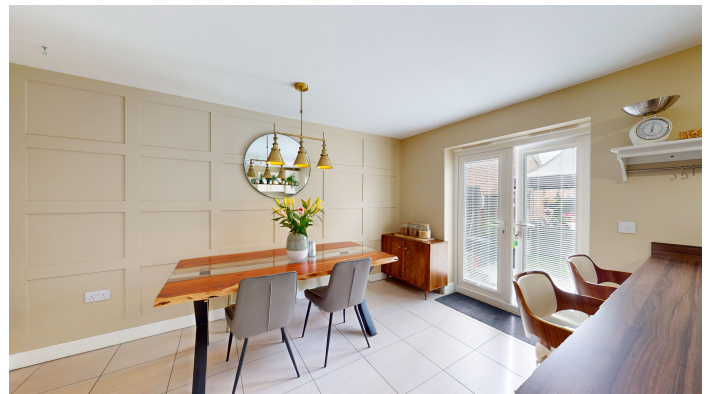
GROSS INTERNAL AREA  
FLOOR 1: 32.71 m<sup>2</sup> FLOOR 2: 51.1 m<sup>2</sup>  
TOTAL: 83.81 m<sup>2</sup>



### Entrance Hallway



### Open Plan Kitchen Diner



## Lounge

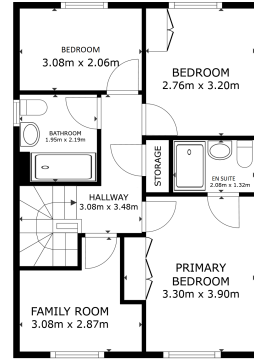


## Ground Floor W/C



## First Floor

## Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 135.7 m<sup>2</sup> / FLOOR 2: 85.1 m<sup>2</sup>  
TOTAL: 220.8 m<sup>2</sup>



## Master Bedroom With En Suite



## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £1300

Average Annual Gas Bills - £600

Average Annual Water Bills - £350

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2021

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2021

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2021

Approximate Electrical System Test Date - 2021

Fires/Heaters -

Permanent Loft Ladder -Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	