



WRIGTHS

**2 Cloverland, Hatfield, Hertfordshire AL10 9ED****Guide Price £440,000 - Freehold**

Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE END OF TERRACE THREE BEDROOM FAMILY HOME WITH GARAGE AND DRIVE. The ground floor accommodation offers two receptions, utility area, fitted kitchen, and a conservatory. To the first floor there are three good sized bedrooms, family bathroom with separate W/C. Externally the property benefits from front and rear gardens, garage and driveway. The property has been a family home since new and offers easy access to the A1 and rail network servicing the north and London. 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

- CHAIN FREE
- END OF TERRACE FAMILY HOME
- GARAGE & DRIVEWAY PARKING
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- REQUIRES SOME MODERNISATION
- CUL-DE-SAC LOCATION



Room Descriptions

GROUND FLOOR ACCOMMODATION

Entrance Hall

1.35m x 1.57m (4' 5" x 5' 2") via double glazed door, fitted radiator, stairs to first floor, doors leading off to:

Living Room

11' 11" x 12' 10" (3.63m x 3.91m) Front aspect double glazed leaded light window, feature fireplace with tiled insets, fitted radiators, door to

Dining Room

8' 3" x 10' 4" (2.51m x 3.15m) Fitted radiator, doorway leading to kitchen, sliding patio doors leading to:

Conservatory

7' 7" x 8' 9" (2.31m x 2.67m) Half brick base with double glazed sealed units, tiled flooring, fitted radiator, double glazed French doors to rear.

Kitchen

10' 0" x 10' 1" (3.05m x 3.07m) Rear aspect double glazed window, range of matching wall and base units with worktops over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps over. Space for appliances, understairs cupboard, fitted radiator, complementary tiling to splashbacks, tiled flooring.

Utility Room

5' 6" x 10' 0" (1.68m x 3.05m) Front aspect double glazed leaded light window, built in cupboard, meters, base units with worktops over, door to inner hallway with door to rear.

FIRST FLOOR ACCOMMODATION

First Floor Landing

1.82m x 2.86m (6' 0" x 9' 5") Rear aspect double glazed window, built in cupboard housing "Combi boiler" Doors leading off to:

Bedroom One

11' 4" x 12' 11" (3.45m x 3.94m) Front aspect double glazed leaded light window. Built in cupboard plus sliding door fitted wardrobe, fitted radiator.

Bedroom Two

8' 3" x 11' 10" (2.51m x 3.61m) Front aspect double glazed leaded light

Bedroom Three

7' 8" x 10' 6" (2.34m x 3.20m) Rear aspect double glazed window, fitted radiator, built in cupboard.

Bathroom

1.60m x 1.93m (5' 3" x 6' 4") Rear aspect double glazed frosted glass window, panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below, fitted radiator, fully tiled walls.

Separate W/C

0.98m x 1.45m (3' 3" x 4' 9") Rear aspect double glazed window, low level W/C

EXTERIOR

Rear Garden

Terraced garden with mature shrubs and plants, insets, perimeter fencing, patio areas.

Front Garden

Mature shrubs, plants and tree, insets and borders pathway leading to property and driveway allowing for off street parking leading to:

Garage

3.06m x 6.99m (10' 0" x 22' 11") Tandem garage with power and lighting, up and over door to front, additional doors to side and rear, side aspect window.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band D

EPC Rating Band D

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.

