

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

**Arlington Road, Hatfield.**



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Lounge
- En - Suite to Master Bedroom
- Popular Location of Hatfield

- No Onward Chain
- Modern and Contemporary Kitchen Diner
- Utility & Downstairs W/C
- Garage & Driveway Allowing For Off Road Parking
- Beautifully Decorated Throughout

**£265,000**  
**For Sale**

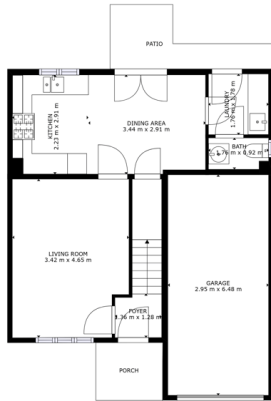
*Book your viewing today* Tel: 01302 247754

## 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... A well presented family home decorated in neutral colours and ready to move into. The property itself is only 18 months old and still under the NHBC warranty with all snags addressed. We have particularly enjoyed the south west facing garden and the double drive. Situated in Hatfield, there are lots for all to do, from lovely walks to Hatfield Outdoor Activity Centre where you can enjoy an array of activities and the extensive Waterpark. Featuring an upgraded kitchen pack, all appliances integrated including washer dryer, double oven, fridge freezer.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 48.14 SQ. METRES (51.78 SQ. FT.)  
EXCLUDED AREAS: - GARAGE: 16.52 SQ. METRES (177.5 SQ. FT.)  
- PATIO: 4.14 SQ. METRES (44.4 SQ. FT.)  
TOTAL: 100 SQ. METRES (1070 SQ. FT.)

FLOOR 1



### Kitchen Diner



### Living Room



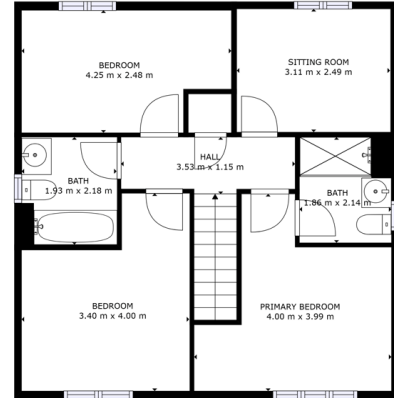


Utility & Downstairs W/C



First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 2: 18 m<sup>2</sup>, FLOOR 3: 28 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>  
 REAR: 6 m<sup>2</sup>, PORCH: 1 m<sup>2</sup>  
 TOTAL: 100 m<sup>2</sup>

SEEK ADDITIONAL INFORMATION FROM THE AGENT. ACTUAL MAY VARY.



## Master Bedroom with En-Suite



## Bedroom



## Bedroom



## Bedroom



## Bathroom



## External

### Front Aspect



### Rear



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)



Approximate Heating System Installation Date - 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2022

Boiler Location - Utility

Approximate Electrical System Installation Date - 2022

Approximate Electrical System Test Date - 2022

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	83	
(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 