

2 Bedroom(s), Detached Bungalow, Freehold

Norman Drive, Hatfield.



- 3D Virtual Tour Available
- No Chain
- Open Plan Kitchen Diner
- Modern Shower Room
- Front and Rear Gardens

- Charming Detached Bungalow
- Spacious Lounge and Conservatory
- Two Double Bedrooms with Fitted Wardrobes
- Loft Room
- Detached Garage, Driveway and Car Port
Allowing for Off Road Parking

**Offers Over
£250,000
For Sale**

Book your viewing today Tel: 01302 247754

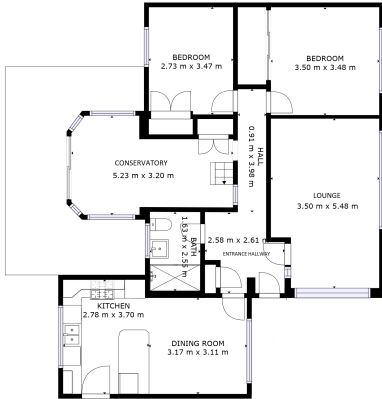
Owner's View

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...

Take a look at this attractive and spacious bungalow in the popular area of Hatfield. The property boasts a loft room that is boarded and insulated with a Velux window and 2 separate rooms. The bungalow has a garage that has been used as a workshop plus an extra large shed at the rear for garden furniture storage also. There are great size gardens for keen gardeners, a lawned rear garden and a landscaped, maintenance free front garden. This is a great home for those looking to retire in a peaceful area. This home was bought as a much loved downsizing project by a retired couple 14 years ago, and a new kitchen and shower room were fitted during that time.

Ground Floor

Floor Plan



TOTAL: 103 m²
 FLOOR 1: 97 m², FLOOR 2: 6 m²
 EXCLUDED AREAS: PORCH: 3 m², PATIO: 22 m², CRAWL SPACE: 15 m²

FLOOR 1



Lounge



Conservatory

Open Plan Kitchen Diner





Bedroom



Bedroom



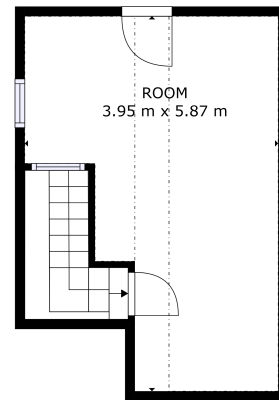
Shower Room



First Floor



Floor Plan



TOTAL: 103 m²
FLOOR 1: 97 m², FLOOR 2: 6 m²
EXCLUDED AREAS: PORCH: 3 m², PATIO: 22 m², CRAWL SPACE: 15 m²
SIZE AND EXPRESSION ARE APPROXIMATE, ACTUAL MAY VARY.



Loft Room



External

Front Aspect



Rear Garden



Approximate Heating System Installation Date - February 2023

Water Heating System -

Approximate Water Heating Installation Date - February 2023

Boiler Location - Loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

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.

Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Electricity and Gas Bills - £225 pcm

Average Water Bills - £20 pcm

Tenure - Freehold

Solar Panels - No

Space Heating System -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		74
(55-68) D	60	
(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 