



29 Sovereign Place, Hatfield, Hertfordshire AL9 5ET

£630,000 - Freehold

Property Summary

Wrights of Hatfield are pleased to offer to the market this CHAIN FREE MODERN FOUR BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE. The ground floor accommodation offers a private living room siding onto a L-shaped rear garden. Fitted modern kitchen/diner with an additional Utility room and downstairs cloakroom. To the second floor is the main bedroom with en-suite facilities plus a further bedroom and family bathroom. To the top floor there are two further bedrooms plus an additional shower room. Externally is a well maintained rear garden plus a detached garage with driveway for two vehicles. We highly recommend an internal viewing at your earliest convenience.

The property is situated close to the popular Ryde development and offers easy access to the A1(M) servicing London and the North. With local amenities nearby and Hatfield House on your doorstep this property offers something for everyone whether you family need extra space to grow this property gives you everything.

Features

- CHAIN FREE
- DETACHED TOWNHOUSE
- FOUR BEDROOMS
- LIVING ROOM
- KITCHEN/DINER
- EN SUITE TO MASTER
- TWO BATHROOMS
- UTILITY ROOM & GROUND FLOOR W/C
- DETACHED GARAGE
- PRIVATE REAR GARDEN



Room Descriptions

GROUND FLOOR ACCOMMODATION

Hallway

Via part double glazed entrance door, fitted radiator, vinyl flooring, carpeted stairs to first floor landing, doors leading off to:

Living Room

10' 1" x 16' 5" (3.07m x 5.00m) Front aspect double glazed window, with matching double glazed French doors to rear garden, fitted radiator, vinyl flooring.

Kitchen/Diner

10' 0" x 16' 6" (3.05m x 5.03m) Dual aspect double glazed windows. Modern fitted kitchen comprising of matching wall and base units with work tops over incorporating stainless steel single drainer sink unit with mixer taps over and a four ring gas hob, integrated double oven, fitted radiator, vinyl flooring, door off to;

Utility Room

5' 1" x 6' 8" (1.55m x 2.03m) Part double glazed door to rear, fitted radiator, worktop with space below for appliances including plumbing for automatic washing machine. Cupboard housing wall mounted " Combi" boiler.

Ground Floor Cloakroom

Low level WC, pedestal wash hand basin, complementary tiling to splashbacks.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Rear aspect double glazed window, fitted radiator, carpeted stairs to second floor landing, doors leading off to:

Bedroom One

10' 2" x 16' 6" (3.10m x 5.03m) Dual aspect double glazed windows, fitted radiators, fitted double wardrobe, carpet flooring, door to:

En-Suite

Front aspect double glazed frosted glass window, low level WC, pedestal wash hand basin, fitted radiator, walk in shower cubicle, shaver point, complementary tiling to splashbacks.

Bedroom Four

9' 1" x 9' 6" (2.77m x 2.90m) Dual aspect double glazed windows, fitted radiator, built in cupboard, carpet flooring.

Family Bathroom

Rear aspect double glazed frosted glass window. Three piece bathroom suite comprising of panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low level WC, complementary tiling to splashbacks, fitted radiator.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Carpeted stairs from first floor, doors leading off to:

Bedroom Two

15' 4" x 16' 7" (4.67m x 5.05m) Triple aspect double glazed windows, L shaped bedroom with fitted radiator and carpeted flooring.

Bedroom Three

11' 10" x 16' 6" (3.61m x 5.03m) Triple aspect double glazed windows, fitted radiator, carpet flooring.

Shower Room

Fully tiled shower cubicle, pedestal wash hand basin, low level WC, complementary tiling to splashbacks, fitted radiator.

EXTERIOR

Rear Garden

Patio area, mainly laid to lawn with perimeter fencing, gated side access leading to:

Detached Garage

With up and over door with driveway to front for several vehicles.

Front Garden

Open planned and mainly laid to lawn with pathway leading to property.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: Band F

EPC Rating: Band C

