

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

£300,000
For Sale

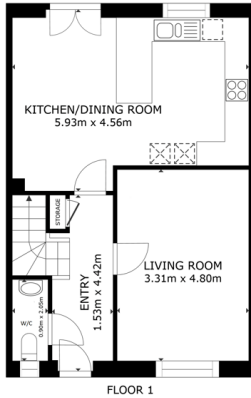
Book your viewing today Tel: 01302 247754

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



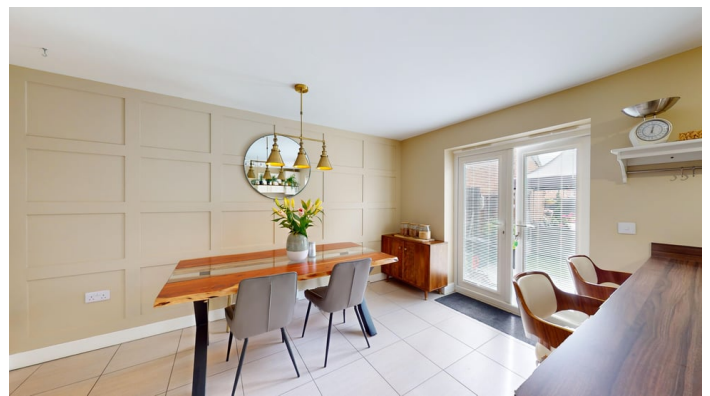
GROSS INTERNAL AREA
FLOOR 1: 31.2 m² FLOOR 2: 51.1 m²
TOTAL: 82.3 m²



Entrance Hallway



Open Plan Kitchen Diner



Lounge

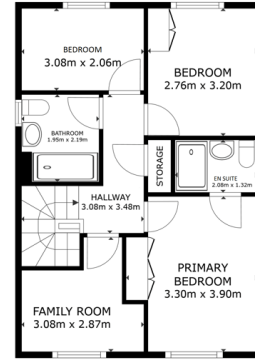


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 153.7 sq ft FLOOR 2: 83.1 sq ft
TOTAL: 236.8 sq ft



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

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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 