

# *Asking price of £775,000 Freehold*

*Ellenbrook Lane, Hatfield, AL10 9RW*



- **Detached House**
- **Popular Location**
- **Four DOUBLE Bedrooms**
- **En-suite Bathroom to Bedroom One**
- **Family Bathroom**
- **Spacious Lounge**
- **Separate Dining Room**
- **Kitchen / Breakfast Room**

Attractive detached house is situated in the POPULAR ELLENBROOK AREA of Hatfield within yards of Countryside and close to Schools, The Galleria Shopping Centre and The Hatfield Business Park. In our opinion the accommodation is spacious and versatile and comprises of entrance porch, dining room, kitchen/breakfast room with built in hob and double oven, utility room, inner hallway, spacious lounge with air conditioning, first floor landing, four double bedrooms all with fitted wardrobes, en-suite bathroom to bedroom one and a family bathroom. Other notable features include gas central heating to radiators, double glazed windows and patio doors, water softeners, alarm system, solar panels for the hot water and a possible chain free transaction. Exterior features include a front garden with off street parking for numerous vehicles, car port, single garage, workshop and a Westerly aspect rear garden that measures approx. 69' x 48'.

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## **Entrance Porch**

Via a Georgian style front door. Part brick exposed wall. Wood clad ceiling. Frosted double glazed windows to front and sides. Door to:

## **Dining Room**

Double radiator. Two double glazed deep windows to front. Frosted glazed door and window to inner hallway. Door to:

## **Kitchen / Breakfast Room**

Comprising a range of fitted wall and base units with work surfaces over and inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob. Built in double oven. Space for raised fridge and upright fridge / freezer. Plumbing for dishwasher. Wall mounted boiler. Double radiator. Double glazed window to front. Door to:

## **Utility Room**

Comprising work surface with inset single bowl stainless steel sink unit with wall cupboards over. Part tiled walls. Plumbing for washing machine and space for tumble dryer. Airing cupboard. Frosted glazed door to side and car port.

## **Inner Hallway**

Open tread stairs to first floor with under stairs storage area. Frosted glazed door and window to lounge. Door to:

## **Ground Floor Cloakroom**

Low level W.C. Pedestal wash hand basin. Half tiled walls. Extractor fan. Single radiator.

## **Lounge**

Two double radiators. Feature fireplace with flame effect electric fire. Wall mounted air conditioning unit. Two double glazed deep windows to rear. Double glazed patio doors to rear garden.

## **First Floor Landing**

Access to part boarded loft via ladder. Frosted double glazed window to side. Doors to:

## **Lounge**

Two double radiators. Feature fireplace with flame effect electric fire. Wall mounted air conditioning unit. Two double glazed deep windows to rear. Double glazed patio doors to rear garden.

## **First Floor Landing**

Access to part boarded loft via ladder. Frosted double glazed window to side. Doors to:

## **Principal Bedroom**

Range of fitted wardrobes to corner. Concealed radiator. Two double glazed deep windows to front. Door to:

## **En-Suite Bathroom**

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Tiled walls. Single radiator. Frosted double glazed window to side.

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## Bedroom Two

Fitted triple wardrobe. Vanity unit with wash hand basin, cupboard under and splash back tiled wall. Concealed radiator. Two double glazed deep windows to rear.

## Bedroom Three

Two double fitted wardrobes with space for double bed and cupboards over. Double radiator. Two double glazed deep windows to front.

## Bedroom Four

Fitted double wardrobe and concealed pull down double bed. Single radiator. Two double glazed deep windows to rear.

## Family Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Tiled walls. Extractor fan. Single radiator.

## Front Garden

Walled to one side. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Own driveway providing parking for numerous vehicles and access to front door and:

## Carport

Exterior lighting. Pedestrian access to rear garden via gate and:

## Workshop

Via a half-glazed door. Light and power. Double glazed window to side. Doorway and integral window to:


## Single Garage

Up and over door. Light and power.

## Rear Garden

69'4" x 48'0" (Approx) (21.13m x 14.63m)

Westerly aspect with paved patio area and laid to lawn with a range of mature shrubs and bushes. Side storage area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

From June 2017, In line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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APPROX GROSS INTERNAL FLOOR AREA: 1625 sq. ft / 151 sq. m incl Garage



For identification purposes only  
Measurements are approx and not to scale