



168 Dragon Road, Hatfield, AL10 9NZ

A spacious and flexible staggered terrace house situated in Salisbury Village within 200m of the Outstanding Howe Dell primary school close to local amenities including Hatfield Business Park, shopping and leisure facilities with David Lloyd fitness club across the road. The accommodation comprises on the first floor of Five bedrooms, two of which are en-suite plus family bathroom. On the ground floor there are three reception rooms, study, cloakroom, utility room and fitted kitchen opening into a double glazed conservatory. The property benefits from a south facing rear garden with extensive Yorkstone patio area and gated access on to tandem length driveway and is offered Chain Free. Hatfield boasts excellent transport links via road and rail with direct trains to Kings Cross taking under 30 mins.



Asking Price £535,000 Freehold



The accommodation comprises

Entrance Hall

Accessed via part glazed panelled door. Stairs rising to first floor with under stairs storage cupboard with security alarm panel. Laminate flooring, double radiator, central heating thermostat and doors to:

Dining Room

Double glazed multi paned effect window to front. Coved ceiling and double radiator.

Cloakroom

Comprising a low level WC and wall mounted wash hand basin with splash back tiling. Mains wired extractor fan.

Kitchen

Comprising a range of wall and base mounted units and drawers finished in shaker style with chrome handles and decorative shelving. Work surfaces over with designer single bowl single drainer sink unit with mixer tap over and splash back tiling. Integrated four ring gas hob with filter hood over, eye level Neff double oven, integrated concealed Neff dishwasher and fridge/freezer. Recessed spotlights, double radiator and ceramic tiled floor. Door to utility room and opening into:

Conservatory

Brick built base with double glazed windows, roof with roof light and French doors opening to side. Ceramic tiled floor with underfloor heating.

Utility Room

Comprising a range of wall and base mounted units with work surfaces over. Single bowl single drainer stainless steel sink unit, plumbing for washing machine and space for additional freezer. Ceramic tiled floor. Part glazed panelled door opening onto rear garden.

Lounge

Feature fireplace with gas living flame effect fire with mantel piece over and stone surround and hearth. Two double radiators, television point and multi paned effect double glazed French doors with matching wing windows opening onto rear garden.

Study

Double radiator, telephone point and multi paned effect double glazed window to front. Door to:

Family Room/Home Office

Dual aspect room with double glazed multi paned effect window to front and matching French doors with wing windows opening onto rear garden. Radiator and wood laminate flooring.

Landing

Access to partially boarded loft with Velux window and light. Airing cupboard housing combination boiler and shelving. Doors to:

Bedroom One

Cupboard with double doors. Loft access and double radiator. Television and telephone point. Multi paned effect double glazed window to rear Door to bedroom five and doors to:

En Suite Shower Room

Comprising a glazed corner shower with curved sliding doors and wall mounted mixer shower and soaker head. Low level WC, vanity wash hand basin with cupboards under and tiled walls. Tiled floor, electric fan heater, Dual fuel chrome heated towel rail and frosted multi paned effect double glazed window to front.

Bedroom Two

Cupboard with double doors. Radiator and multi paned effect double glazed window to front. Door to:

En-Suite Shower Room

Tiled shower cubicle with mixer shower and soaker head. Inset wash hand basin with cupboards under and splash back tiling. Low level WC, Radiator and frosted multi paned effect double glazed window to front.

Bedroom Three

Cupboard with double doors and additional single cupboard. Radiator and multi paned effect double glazed window to rear.

Bedroom Four

Single radiator and multi paned effect double glazed window to front.

Bedroom Five/Dressing Room

Radiator and multi paned effect double glazed window to rear. Connecting door to bedroom one.

Bathroom

Comprising a panel enclosed bath with bath mixer shower over, shower screen and part tiled walls. Low level WC and pedestal wash hand basin. Radiator, mains wired extractor fan and frosted double glazed window to rear.

EXTERIOR

Front Garden

Bush borders to front and gated access to pathway leading to front door.

Rear Garden

South facing with extensive Yorkstone patio area with remainder laid to lawn with flower bed borders with mix of Trees and shrubs affording shade and privacy. Pathway leading to garden shed and gated private pedestrian access to driveway with hardstanding for two cars.

TENURE

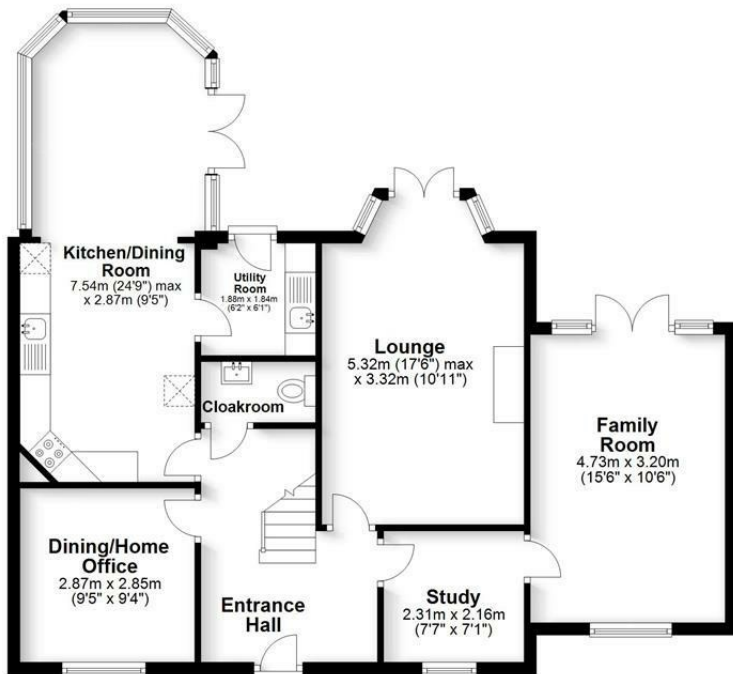
Freehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

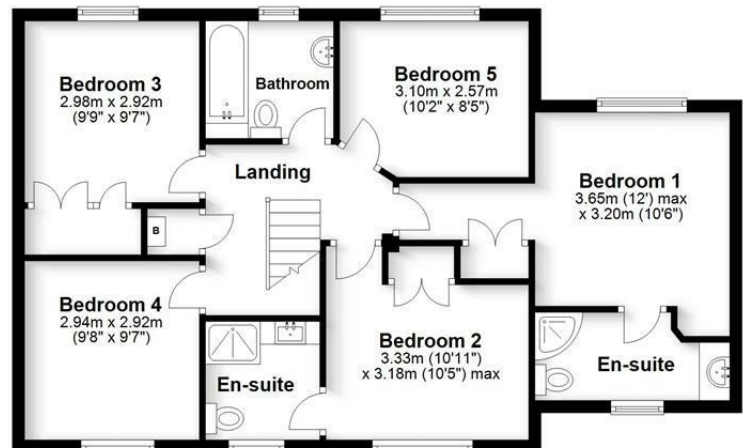
Ground Floor

Approx. 83.7 sq. metres (900.4 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



Total area: approx. 156.6 sq. metres (1685.8 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.