



7, Minster Close

Hatfield,
Hertfordshire, AL10 9JN
£700,000

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properties

Hidden Gem Alert! Nestled in an exclusive private cul-de-sac, one of just four individual homes, facing onto a charming copse and pond, is this stunning individual designed four bedroom detached family home, which offers the perfect blend of tranquility and modern living. Located on the edge of the very popular Birds and Trees area of Hatfield. Enjoy this must be seen, large south easterly facing garden fully enclosed by beautiful hedgerows, and with panoramic views from the large raised patio, ideal for family BBQ's and entertaining. Beautiful landscape front gardens, garage and car port, as well as a long private drive with parking for further vehicles. Ideally located for local popular schools.

Step inside to discover a beautifully decorated interior and an array of versatile well appointed rooms, offering family accommodation throughout. This spacious layout includes a welcoming split level entrance hall leading to an elegant dining area, with glazed double doors opening through to a large living room, perfect for a hosting and entertaining space. Fitted kitchen/breakfast room, with direct access to rear garden, a much used conservatory accessed via the living room, downstairs bathroom/WC and bedroom with fitted wardrobes.

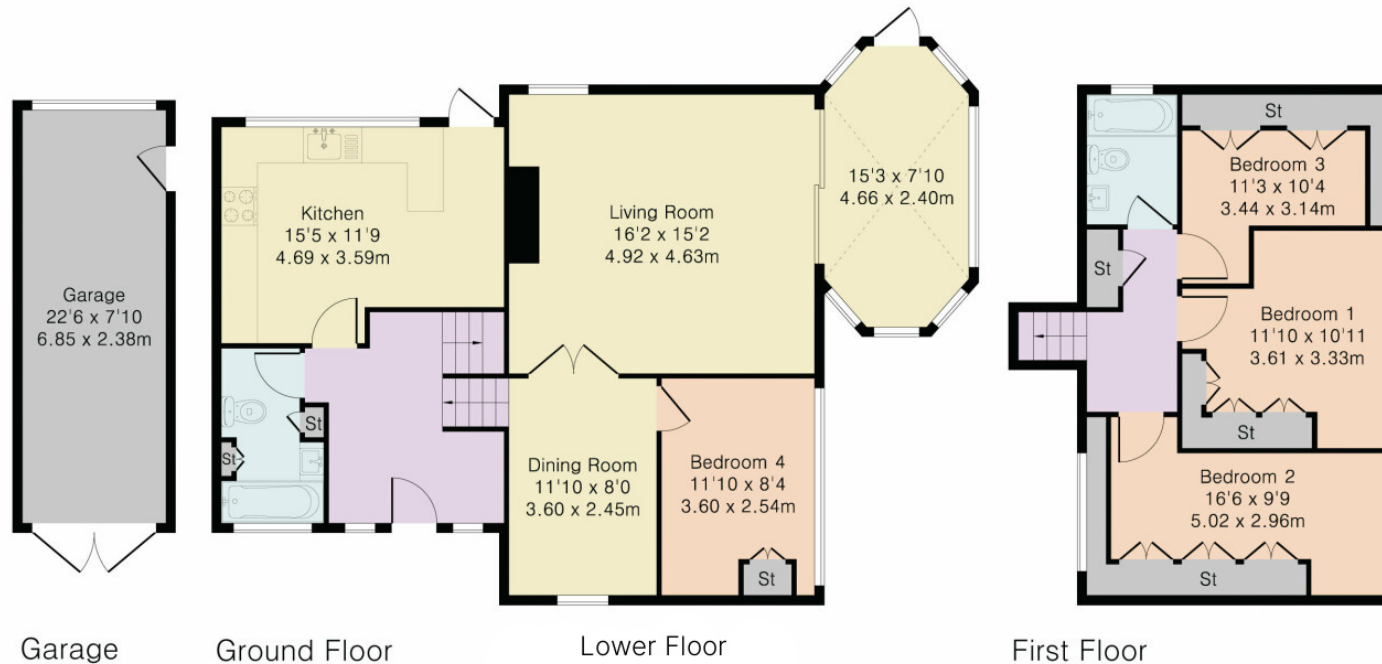
Bright and spacious first floor landing, three bedrooms, all with fitted wardrobes and the third bedroom, has a concealed drop down space saving bed, modern bathroom/WC. This home is a serene sanctuary with modern flair designed with versatility in mind, do not miss out on making it yours.

- FOUR-BEDROOM DETACHED FAMILY HOME
- APPROX. 1,249 SQ FT (116 SQ M)
- DISTINCTIVE SPLIT-LEVEL ACCOMMODATION ARRANGED OVER THREE LEVELS
- THREE RECEPTION AREAS INCLUDING LIVING ROOM, DINING AREA & CONSERVATORY
- TWO BATHROOMS – ONE ON THE GROUND FLOOR & ONE ON THE FIRST FLOOR
- SUBSTANTIAL PRIVATE REAR GARDEN WITH LARGE RAISED PATIO
- SOUTH-WESTERLY FRONTAGE OVERLOOKING A MATURE COPSE & POND
- GARAGE, CAR PORT & LONG PRIVATE DRIVEWAY WITH GENEROUS PARKING
- CUL-DE-SAC OF INDIVIDUALLY DESIGNED DETACHED HOMES
- CLOSE TO BISHOP'S HATFIELD GIRLS' SCHOOL – RATED OUTSTANDING BY OFSTED





Approximate Gross Internal Area 1538 sq ft – 143 sq m
 Lower Ground/Ground Floor Area 904 sq ft – 84 sq m
 First Floor Area 459 sq ft – 43 sq m
 Garage Area 175 sq ft – 16 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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