



Overfield Close

Hatfield,
AL10 8FU
£425,000

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The ground floor has been designed around open-plan living, with attractive Amtico flooring flowing through much of the accommodation and creating a clean, contemporary finish.

To the front is a well-appointed modern fitted kitchen, featuring sleek white cabinetry, complementary work surfaces and a range of integrated Beko appliances, including a fridge/freezer, dishwasher, oven and induction hob. The kitchen opens naturally into the wider living accommodation, creating a connected and sociable ground floor while retaining clearly defined areas.

At the rear, the open-plan lounge and dining area forms the heart of the home. Generously proportioned and filled with natural light, there is ample space for both comfortable seating and a dining table, making it equally well suited to relaxed evenings, entertaining friends or family meals. A large and particularly useful understairs storage cupboard provides excellent additional storage without compromising the living space.

Double doors open directly onto the rear garden, creating a lovely connection between the house and outside during the warmer months. A useful ground floor cloakroom completes the ground-floor accommodation. The property also benefits from hard-wired smoke alarms.

Carpeted stairs rise to the first-floor landing, which also provides access to the loft. There are two well-proportioned double bedrooms, offering excellent flexibility for couples, young families, professional buyers or those requiring space to work from home. The principal bedroom overlooks the rear garden and benefits from a built-in wardrobe, creating a calm and comfortable main bedroom with useful storage. The second double bedroom is equally versatile and features its own built-in storage cupboard.

The accommodation is completed by a stylish family bathroom, finished with contemporary sanitaryware, full-height tiling, a bath with shower arrangement, fitted mirrored storage and heated towel rail.

The private rear garden provides an attractive extension of the living accommodation and has been designed to offer a good balance between space and ease of maintenance.

Immediately outside the lounge is a patio area, ideal for outdoor dining, summer entertaining or simply enjoying a morning coffee. A pathway runs through the predominantly laid-to-lawn garden towards a timber garden shed, while a rear access gate provides additional convenience. The garden also benefits from outside lighting, power and a water tap.

To the front, there is parking for two vehicles, providing excellent day-to-day convenience. Location & Lifestyle
One of the property's major attractions is the balance between its quiet residential setting and excellent everyday convenience.

- BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME
- BUILT BY DURKAN HOMES
- 0.6 MILE WALK TO HATFIELD TRAIN STATION
- SPACIOUS OPEN-PLAN LOUNGE & DINING AREA
- MODERN FITTED KITCHEN WITH INTEGRATED BEKO APPLIANCES
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- PRIVATE REAR GARDEN WITH PATIO, LAWN & TIMBER SHED
- OFF-STREET PARKING FOR TWO VEHICLES
- GROUND FLOOR CLOAKROOM & FAMILY BATHROOM
- REMAINING 7.5 YEARS REMAINING OF CHECKMATE WARRANTY

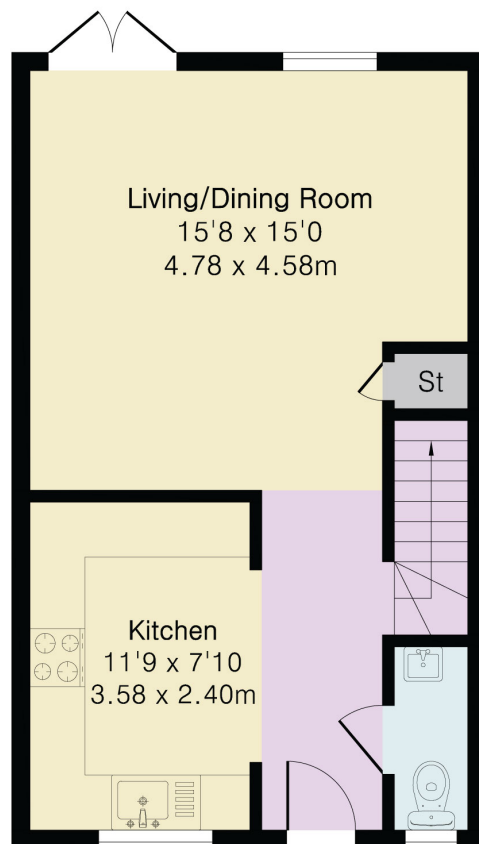




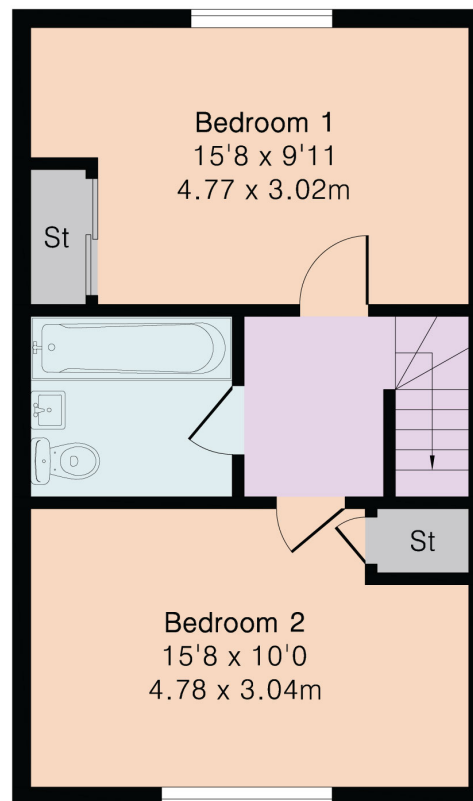
Approximate Gross Internal Area 854 sq ft - 80 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	97
(81-91)	B	
(69-80)	C	85
(55-68)	D	
(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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