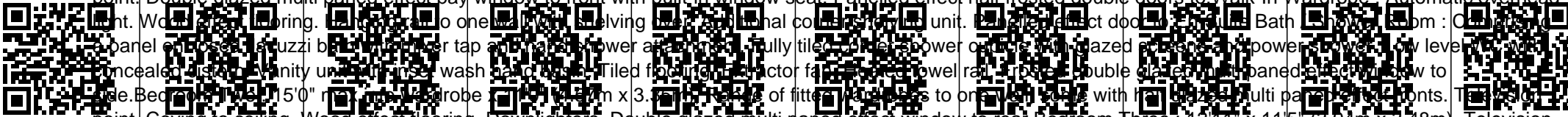




Entrance Porch : Double half frosted leaded light effect double glazed front doors to Entrance Hall : Part panelled with stairs to first floor with under stairs storage cupboard. Solid wood flooring. Ornate coving and downlighters to ceiling. Solid wooden doors to study, lounge, dining room, kitchen / breakfast room and:Cloakroom : Sold wood flooring. Downlighters. Panelled effect door to:Ground Floor WC : Fully tiled walls. Tiled flooring. Low level WC. Vanity unit incorporating wash hand basin with cupboard under, pelmet over with downlighters. Frosted double glazed window to side.Study : 15'2" max x 16'8" max (4.62m x 5.08m), Mahogany wooden panelling to walls. Feature brick fireplace with concealed lighting and free standing wood burning stove and storage cupboards to each side. Downlighters. Double glazed multi paned effect bay window to front.Lounge : 20'1" max x 17'1" max (6.12m x 5.21m), Bright dual aspect room with two double glazed multi paned effect windows to side and double glazed French doors to rear garden with matching full length side windows. Feature polished limestone fireplace. Dado rail. Ornate coving and matching ceiling rose. Three wall light points. Double multi paned effect doors to:Dining Room : 12'3" x 14'0" (3.73m x 4.27m), Ornate coving to ceiling. Downlighters. Built in recessed ceiling speakers. Double glazed French doors to rear garden with matching full length side windows. Door to:Kitchen / Breakfast Room : 12'0" x 18'0" max 12' 3 x 11' (3.66m x 5.49m), Comprising a range of matching fitted wall and base units, some with glazed fronts and incorporating concealed lighting, display shelving and built in wine rack with work surfaces over and a matching peninsular breakfast bar. Inset single drainer, one and a half bowl stainless steel sink unit with swan neck mixer tap. Part tiled splash back and stainless steel extractor hood over. Built-in concealed upright fridge / freezer and dishwasher. Tiled flooring. Two double glazed multi paned effect windows to front. Double glazed French doors to rear garden with matching full length side windows. Panelled effect door to utility room and:Family Room : 12'0" x 11'0" (3.66m x 3.35m), Television point. Tiled flooring. Downlighters. Dual aspect with double glazed multi paned effect window to rear and double glazed. French doors to side garden.Utility Room : Comprising a range of matching fitted wall and base units with work surfaces over. Inset single drainer single bowl stainless steel sink unit. Part tiled walls. Tiled flooring. Space for upright fridge / freezer. Plumbing for washing machine. Wall mounted central collection point for in-house vacuum system. Extractor fan. Double glazed window to side. Part multi paned double glazed door to side garden. Panelled effect door to:Gardeners WC : Low level WC. Vanity unit incorporating wash hand basin, mixer tap and cupboard under. Wall mounted boiler serving gas central heating and domestic hot water supply. Frosted double glazed multi paned effect window to front.First Floor Galleried Landing : Double airing cupboard. Ornate coving to ceiling. Downlighters. Access to loft. Double glazed multi paned effect window to front. Solid wood doors to:Bedroom One : 19'3" max x 15'0" (5.87m x 4.57m), Television point. Coving and down lighters to ceiling. Telephone point. Double glazed multi paned effect bay window to front with built-in window seat. Panelled effect half frosted double doors to:Walk-In Wardrobe : Automatic overhead light. Wood effect flooring. Inset circular mirror with shelving unit. Inset circular collection point unit. Panelled effect door to:En-Suite Bath Shower Room : Ornate coving to panel on roses. Jacuzzi bath with mixer tap and rainfall shower and a mesh fully tiled. Inset shower over the bath with glazed screens and power shower. Low level WC with concealed display vanity unit with inset wash hand basin. Tiled flooring. Extractor fan. Heated towel rail. Frosted double glazed multi paned effect window to side.Bedroom Two : 15'0" max x 15'0" max (4.57m x 4.57m), Inset circular mirror with shelving unit. Inset circular collection point unit. Panelled effect door to:En-Suite Bath Shower Room : Ornate coving to panel on roses. Jacuzzi bath with mixer tap and rainfall shower and a mesh fully tiled. Inset shower over the bath with glazed screens and power shower. Low level WC with concealed display vanity unit with inset wash hand basin. Tiled flooring. Extractor fan. Heated towel rail. Frosted double glazed multi paned effect window to side.Bedroom Three : 12'11" x 11'5" (3.94m x 3.48m), Television point. Coving to ceiling. Wood effect flooring. Downlighters. Double glazed multi paned effect window to rear.Bedroom Four : 12'3" x 15'5" (3.73m x 4.70m), Television point. Coving to ceiling. Wood effect flooring. Downlighters. Double glazed multi paned effect window to front. Panelled effect door to en-suite. Panelled effect double doors to:Walk-In Wardrobe : Automatic overhead light. Wood effect flooring. Inset circular mirror with shelving unit. Inset circular collection point unit. Panelled effect door to:En-Suite Bath Shower Room : Ornate coving to panel on roses. Jacuzzi bath with mixer tap and rainfall shower and a mesh fully tiled. Inset shower over the bath with glazed screens and power shower. Low level WC with concealed display vanity unit with inset wash hand basin. Tiled flooring. Extractor fan. Heated towel rail. Frosted double glazed multi paned effect window to side.Bedroom Five : 12'3" x 15'5" (3.73m x 4.70m), Television point. Coving to ceiling. Wood effect flooring. Downlighters. Double glazed multi paned effect window to front. Panelled effect door to en-suite. Panelled effect double doors to:Walk-In Wardrobe : Automatic overhead light. Wood effect flooring. Inset circular mirror with shelving unit. Inset circular collection point unit. Panelled effect door to:En-Suite Bath Shower Room : Ornate coving to panel on roses. Jacuzzi bath with mixer tap and rainfall shower and a mesh fully tiled. Inset shower over the bath with glazed screens and power shower. Low level WC with concealed display vanity unit with inset wash hand basin. Tiled flooring. Extractor fan. Heated towel rail. Frosted double glazed multi paned effect window to side.



Hatfield	for sale,	Endymion Road, AL10
point.	Coving to ceiling. Wood effect flooring.	Downlights.
doors to:	Walk-In Wardrobe : Automatic overhead	glazed multi paned effect window to rear.En-Suite Shower Room Comprising a fully tiled corner shower cubicle with glazed screens and power shower. Low level WC.
feature circular wash hand basin with chrome bracket and mixer tap. Mosaic effect tiled walls. Tiled flooring. Downlighters.	Frosted double glazed multi-paned effect window to side Bedroom Four : 23' x 15'6" (3.73m x 4.70m) Television point. Coving to ceiling. Wood effect flooring.	Downlighters. Double glazed multi-paned effect window to front. Panelled effect door to en-suite. Panelled effect doors to:
Wardrobe :	Automatic overhead	Panelled effect door to en-suite. Panelled effect double doors to:
Double doors to:	Walk-In Wardrobe :	Automatic overhead
Wood effect flooring.	Downlights.	

light. Wood effect flooring. Hanging rail to one wall with slewing over. Full length mirror with cupboards over. Double glazed multi paned effect window to front.En-Suite Shower Room : Comprising a fully tiled corner shower cubicle with glazed screens and power shower. Low level WC. Feature circular wash hand basin with chrome bracket and mixer tap. Mosaic effect tiled walls. Tiled flooring. Downlighters. Extractor fan. Heated chrome towel rail. Frosted double glazed multi paned effect window to side.Bedroom Five : 9'10" x 0'0" (3.00m x 0.00m), Telephone point. Coving to ceiling. Downlighters. Wood effect flooring. Double glazed multi paned effect window to rear.Family Bathroom : Comprising a free standing rolled edge bath with clawed feet and central mixer tap and hand shower attachment. Fully tiled corner shower cubicle with glazed screens and power shower with Rainfall shower head. High level WC. Bidet. Pedestal wash hand basin. Tiled walls. Downlighters. Extractor fan. Tiled flooring. Heated chrome towel rail. Telephone point. Frosted double glazed multi paned effect window to rear.Front Garden : Via electric remote control double gates. Parking area. Cold water tap. Exterior lighting. Power supplied for additional lighting. Access to both sides of the property.Detached Double Garage : Via electric remote control up and over door. Eaves storage. Light and power connected. Double glazed multi paned effect window to side. Personal door to side garden.Rear and Side Gardens : Southerly aspect landscaped rear garden and a westerly aspect to side. Raised paved patio area with wall to edges and step down to lawns. Exterior lighting and cold water taps to three sides of the property. Exterior power points and wall mounted speakers. Octagonal summerhouse with pitched and tiled roof. Electricity.

01727 294794