



**Connells**

Peregrine Way  
Hatfield



### Property Description

Situated within a popular modern development in Hatfield, this beautifully presented double fronted family home offers generous and modern living throughout, ideal for growing families looking for both space and practicality.

The ground floor features two spacious reception rooms, a modern fitted kitchen and a downstairs cloakroom, creating a fantastic layout for both everyday living and entertaining.

Upstairs, the property boasts four double bedrooms, with fitted wardrobes to two bedrooms and dual aspect windows allowing plenty of natural light. The home further benefits from three bathrooms, providing excellent convenience for busy family living.

Externally, the property benefits from a low maintenance rear garden, detached garage and driveway parking.

Ideally located close to local amenities, well regarded schools and excellent transport links including the A1(M), this impressive home is ready to move straight into.



## Kitchen

13' 2" x 7' 4" ( 4.01m x 2.24m )

## Dining Room

14' 1" x 8' 5" ( 4.29m x 2.57m )

## Living Room

16' 3" x 10' 5" ( 4.95m x 3.17m )

## Bedroom 1

11' x 10' 5" ( 3.35m x 3.17m )

## En-Suite

7' 6" x 4' 11" ( 2.29m x 1.50m )

## Bedroom 4

10' 6" x 10' 6" ( 3.20m x 3.20m )

## Bathroom

6' 8" x 6' 2" ( 2.03m x 1.88m )

## Bedroom 2

13' 5" x 10' 5" ( 4.09m x 3.17m )

## Bedroom 3

11' 9" x 9' 9" ( 3.58m x 2.97m )

## Shower Room

7' 2" x 4' 11" ( 2.18m x 1.50m )

## Garage

17' 8" x 9' 2" ( 5.38m x 2.79m )

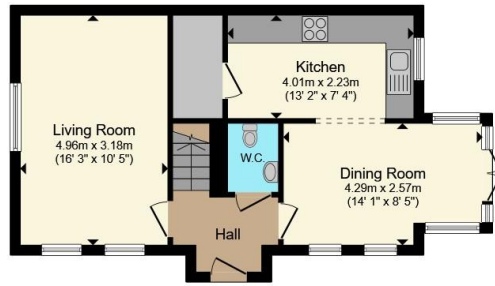
## Agents Note

This property has an estate management charge of £300 per year

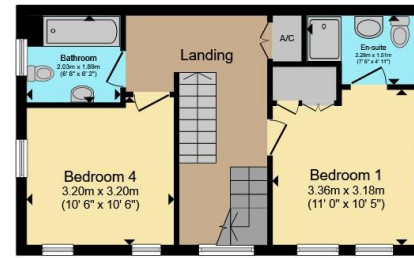




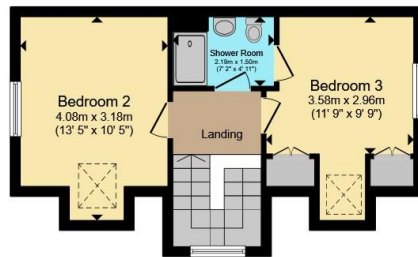




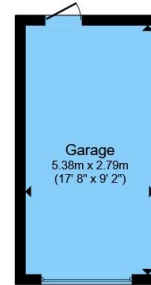
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 138.1 m<sup>2</sup> (1,487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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Property Ref: WWY307701 - 0003