





Property Description

A stylish and thoughtfully maintained three bedroom end of terrace family home, ideally positioned within one of Hatfield's most sought after modern developments.

The ground floor opens with a welcoming entrance hallway leading to a sleek, high specification fitted kitchen. To the rear, a generous open plan lounge and dining area provides an excellent space for everyday living and entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flow throughout the home. A useful downstairs WC completes the ground floor accommodation.

Upstairs, the first floor comprises three well proportioned bedrooms, all presented in a modern, neutral style, along with a contemporary family shower room. The principal bedroom enjoys ample space for wardrobes and a pleasant outlook over the rear garden.

Externally, the property sits on a particularly generous plot for the development. The private rear garden features both covered and open paved seating areas, ideal for outdoor dining, barbecues, or evening relaxation.

To the front, there is an additional lawned side garden, with side access leading to the rear. Allocated off street parking is provided, along with ample visitor parking nearby.

The property further benefits from prior planning approval for a single storey rear extension (Welwyn Hatfield Borough Council reference: 6/2019/0283/PN8), offering excellent potential for those looking to extend.

Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)

Lounge

16' 5" max x 14' 10" max (5.00m max x 4.52m max)

Bedroom 1

11' 6" max x 9' 9" max (3.51m max x 2.97m max)

Bedroom 2

12' 8" max x 7' 11" max (3.86m max x 2.41m max)

Bedroom 3

8' 6" max x 8' 2" max (2.59m max x 2.49m max)

Shed

13' 4" x 6' 7" (4.06m x 2.01m)

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





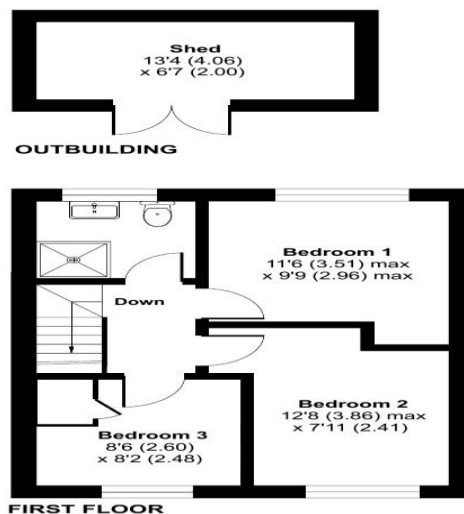
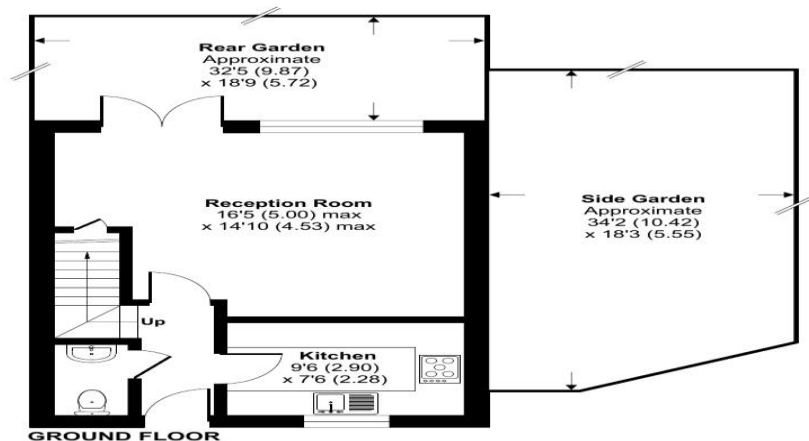
Gorseway, Hatfield, AL10

Approximate Area = 750 sq ft / 69.6 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 837 sq ft / 77.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1441137

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EPC Rating: C Council Tax
Band: D

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Tenure: Freehold



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