

AP MORGAN



**Hatfield Close, Matchborough East,**  
Offers in the region of £379,950



### Features:

- A wonderfully renovated, detached family home
- Four well-proportioned bedrooms
- Spacious lounge and dining room
- Contemporary fitted kitchen
- Family bathroom and guest WC
- Generously sized front and rear gardens
- Driveway and double garage

### Description:

**\*\*\* CHAIN FREE \*\*\*** A wonderfully renovated, four-bedroom detached family home, with high-spec fittings and considered design choices throughout. The layout offers well-proportioned rooms including an extensive lounge with a large bay window and an ideally sized kitchen. The property benefits from quiet surrounds, situated at the end of a tranquil cul-de-sac road.

To the front of the property is a driveway, providing off-road parking for multiple vehicles, access to the detached double garage, a well-maintained front lawn, with a mature tree and hedged boundary.

Upon entering, the welcoming hallway provides access to the main living areas. The spacious lounge is bathed in natural light, featuring a charming bay window that enhances the sense of space, and a French door opening to the rear garden. Adjacent to the lounge, the separate dining room offers a dedicated space for family meals and gatherings and is connected to the kitchen via a characterful serving hatch. The kitchen is a well-sized space fitted with essential appliances including a gas hob, electric oven, and integrated fridge and freezer, plus ample worktop and cupboard space. The kitchen also provides direct access to the rear garden, ideal for enjoying sunny weather. A downstairs WC is located off the entrance hall for added convenience.

Upstairs, the property boasts four generously sized bedrooms, all positioned off from the central landing. The main bedroom provides plenty of space for a large bed and storage, while the additional bedrooms are perfect for children, guests, or even a home office. The contemporary family bathroom is well-equipped with a bathtub and shower above, hand basin, and WC.

To the rear of the property is a generously sized, well-established garden that offers a peaceful and private outdoor retreat. Surrounded by tall hedges and mature trees, the space feels secluded and secure—ideal for families and pet owners alike. A large lawn provides plenty of room for children to play or for garden enthusiasts to enjoy, while neatly maintained borders and shrubs add year-round interest. A paved patio area directly accessible from the house is perfect for outdoor dining or relaxing in the sun. This attractive garden is a real highlight of the home, offering both beauty and versatility.



Locally the property is most reachable to a small shopping centre, providing a convenience store, hairdressers and takeaways, there is a leisure and community centre and popular schooling, as well as bus connections into the town and excellent road transport links towards the M42 motorway.

### Details:

Hall

WC

Kitchen 10'8" x 8'3" (3.25m x 2.51m)

Dining Room 10'8" x 7'6" (3.25m x 2.29m)

Lounge 17'3" x 10'9" (5.26m x 3.28m)

Landing

Bedroom 1 10'2" x 11'6" (3.1m x 3.5m)

Bedroom 2 10'2" x 9'10" (3.1m x 3m)

Bedroom 3 10'2" x 6'3" (3.1m x 1.9m)

Bedroom 4 7' x 7'11" (2.13m x 2.41m)

Bathroom 5'6" x 6'10" (1.68m x 2.08m)

Garage 17'9" x 16'9" (5.4m x 5.1m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.





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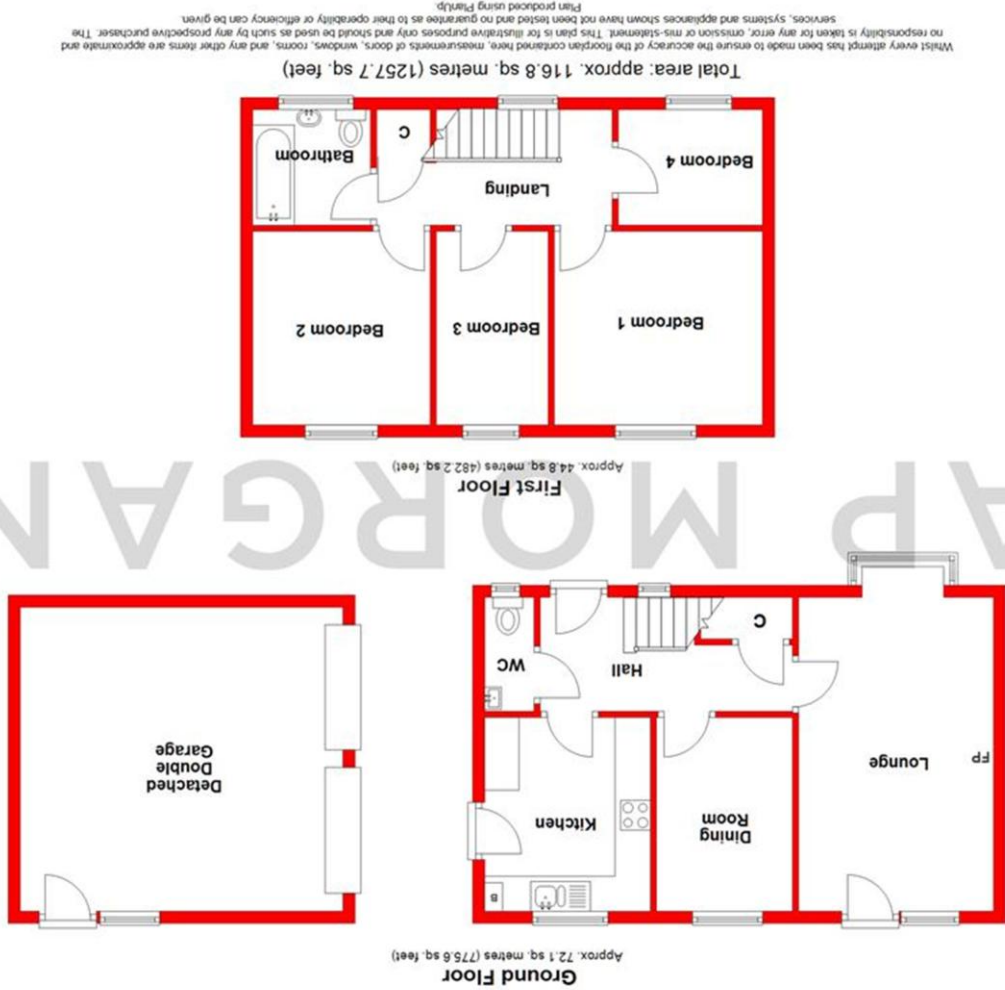
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