

**For Sale**

**Splinterstraat 10, Hoofddorp**



# Splinterstraat 10

## Description

Attention first-time buyers! This super cute two-room apartment of approximately 54 m<sup>2</sup> is now available. The bedroom and bathroom are located on the ground floor. The living room is on the first floor and has double doors opening onto a French balcony. Parking is no problem; there's ample parking right outside.

This terraced house is very centrally located in the Floriande "De Hoven" neighborhood. You'll be within walking distance of the Floriande shopping center, where you can do all your daily shopping. There's a lively weekly market on Saturdays. A bus stop, a health center with a pharmacy, and the modern Koning Willem-Alexander Sports Complex with swimming pools and a gymnastics hall are also nearby. Several (primary) schools and the public library are also nearby.

Ready for some relaxation? The Toolenburgerplas lake and the Haarlemmermeerse Bos are just a short bike ride away, offering wonderful opportunities for walking, sports, and recreation. By car, you can quickly reach the major highways (A4, A5, A9, and A10), making cities such as Amsterdam, Haarlem, Leiden, and The Hague easily accessible, as is Schiphol Airport. Zandvoort beach is approximately a 15-minute drive away. There's also an excellent R-net bus service, providing quick access to Schiphol Airport, Haarlem, and Amsterdam.

### Layout

The entrance to the house is through the (front) garden, which offers ample space for a lounge sofa. Next to the front door is another door leading to the indoor storage room; ideal for storing bicycles, among other things. The meter cupboard (7 circuits, 2 earth leakage circuit breakers, smart meter, and fiber optic connection) is located in the hall. From here, you have access to the deep bedroom of approximately 15 m<sup>2</sup>, featuring laminate flooring and sleekly finished walls. The space is currently cleverly divided into a work and sleeping area, with a wardrobe serving as a divider. Adjacent is the fully tiled bathroom (approx. 6 m<sup>2</sup> and completely renovated in 2016) with a walk-in shower featuring a glass wall and rain shower head, a wide vanity with vanity, a wall-hung toilet, and a washing machine connection. A clever storage unit provides ample storage space. The bathroom features electric underfloor heating, which is wonderful; no more cold feet!

The stairs lead to the first floor. Here you'll find the bright living room with an open-plan kitchen and a practical storage area. The spacious living room (approx. 29 m<sup>2</sup>) has double doors leading to a French balcony with electric shutters.

The modern L-shaped kitchen, with black fronts and a wood-look countertop, is equipped with various built-in appliances, including a four-burner gas cooktop with a stainless-steel extractor hood, a sink, and a dishwasher. The fridge/freezer is detached but remains behind the counter. A skylight in the ceiling provides

# Splinterstraat 10

## Description - continued

additional natural light. The practical storage room houses the central heating combi boiler (Nefit, 2016). There's also ample storage space for items like a vacuum cleaner and suitcases.

The entire first floor is finished with laminate flooring, and the walls are finished with a combination of plaster and fiberglass wallpaper.

The house has an energy label A (valid until 2030), is fully insulated, has uPVC window frames with HR++ glazing, and electrically operated roller shutters on both the ground and first floors.

In short: a move-in ready starter home in a fantastic location - definitely worth a viewing!

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## General

Year of construction: 2007 • Living area approx. 54 m<sup>2</sup>, excluding storage •  
Bedroom and bathroom on the ground floor • Indoor storage • Energy label A •  
Public parking • Central location • Delivery date: negotiable

## Characteristics

Asking price	: € 365.000,- k.k.
Type of home	: Two-room apartment
Living area	: Approx.54 m <sup>2</sup>
Lot area	: 50 m <sup>2</sup>
Year of construction	: 2007
Number of rooms	: 2, of which 1 bedroom
Garden direction	: Southwest
Heating system	: Central heating system (Nefit, 2016?)
Insulation	: Fully insulated
Energielabel	: A, valid until 2030

## Home website

More information about this property can be found at <https://www.splinterstraat10.nl/>

This information has been compiled by us with the necessary care. However, no liability is accepted on our part for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated sizes and surfaces are indicative.

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## Pictures



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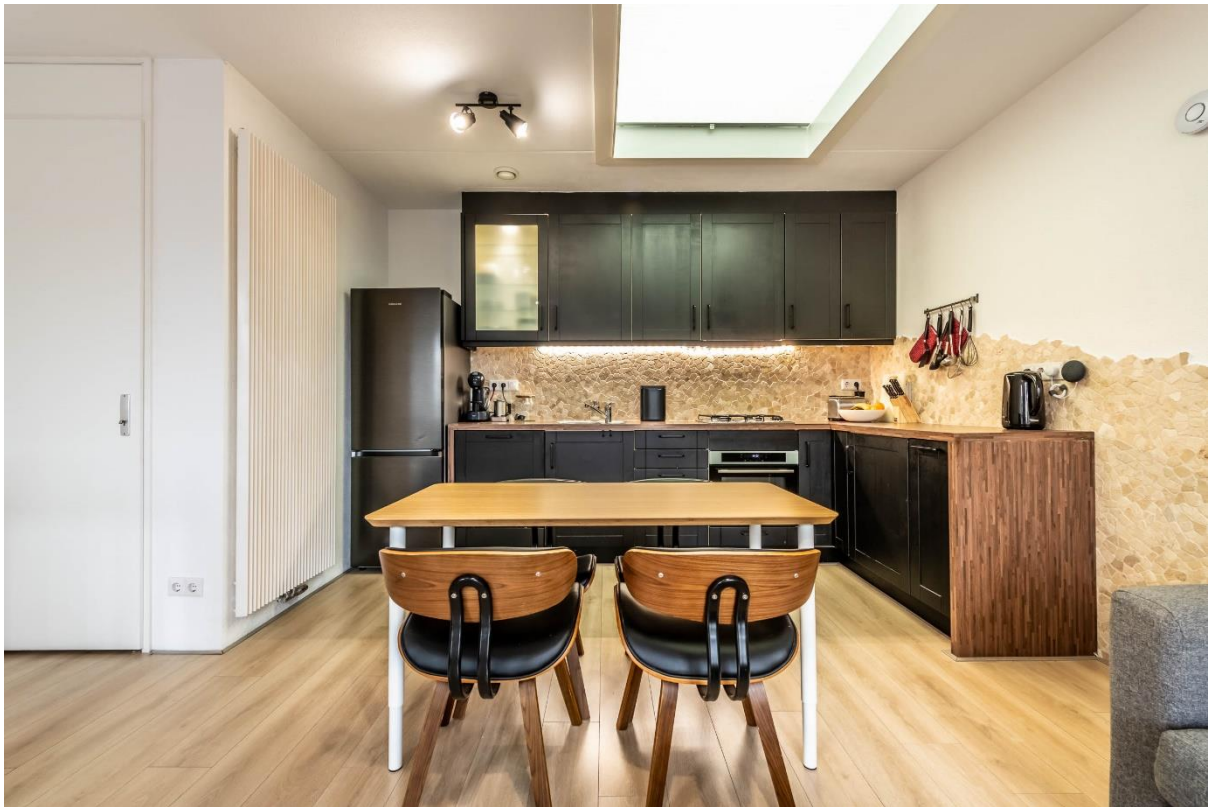
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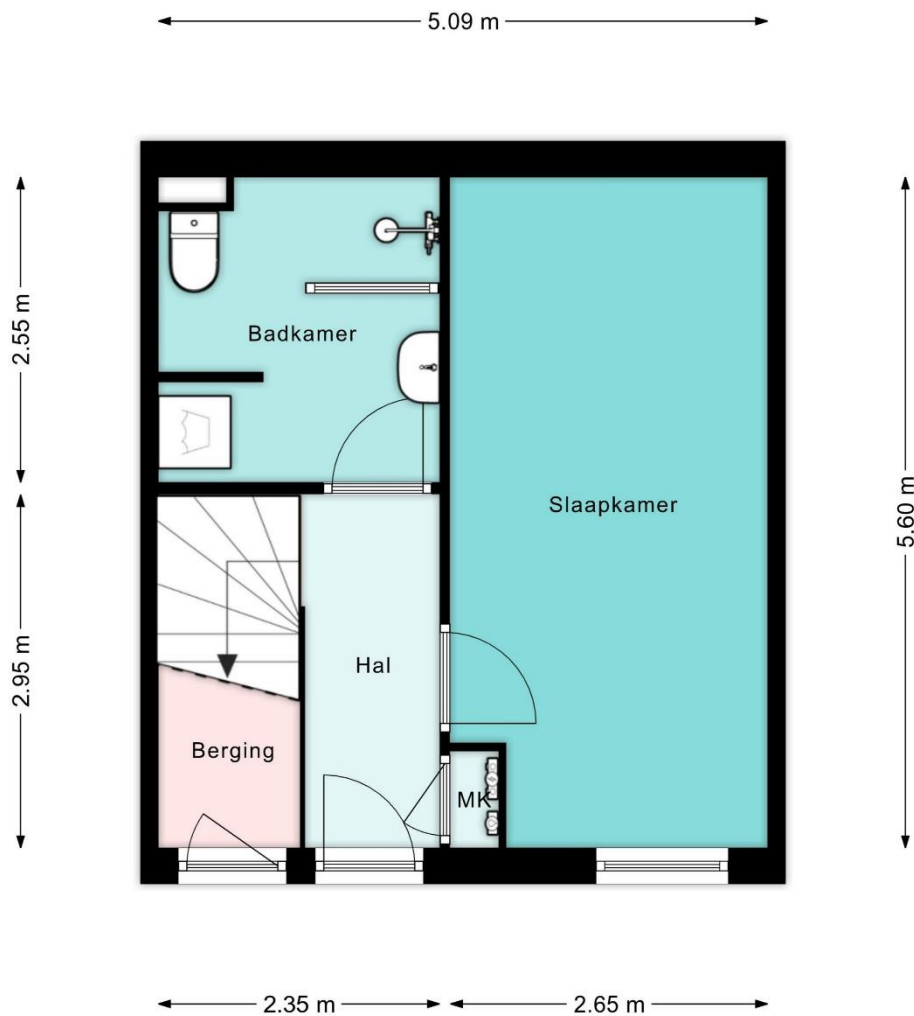
# Splinterstraat 10



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## Floor plan - ground floor

Splinterstraat 10, Hoofddorp  
Begane Grond

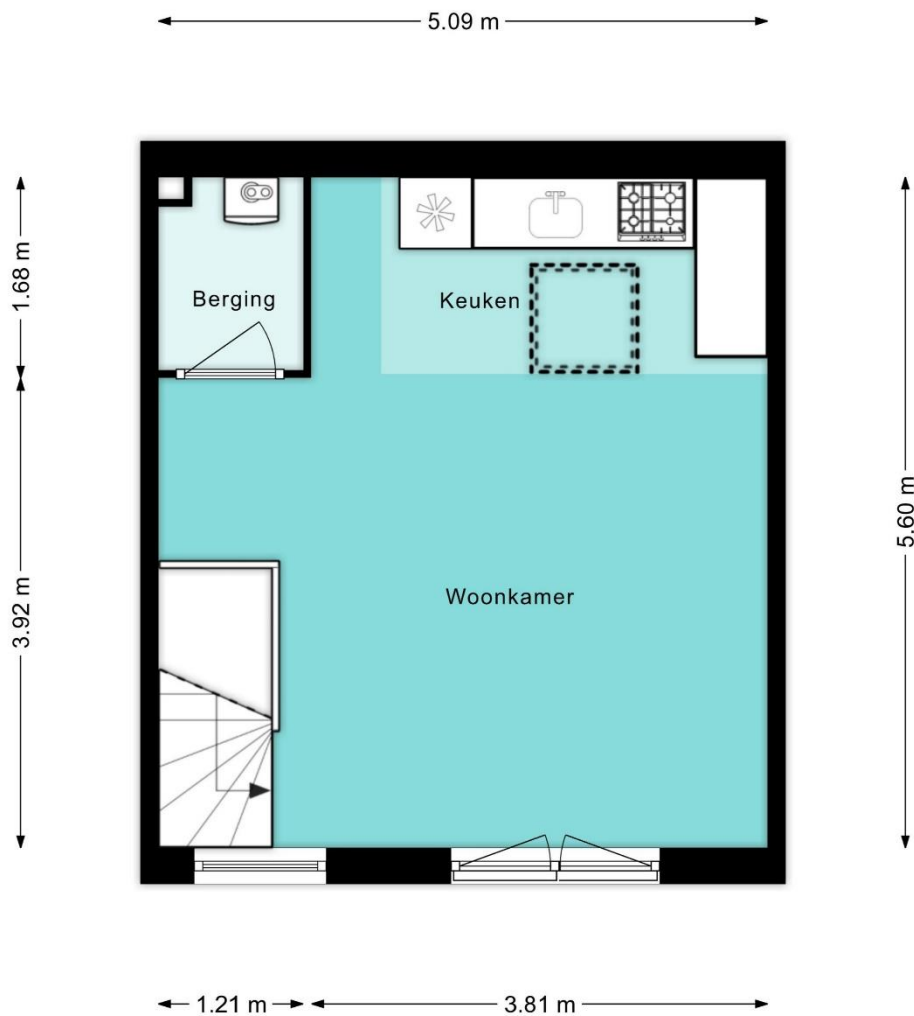


De plattegronden zijn geproduceerd voor promotionele doeleinden en ter indicatie.  
Aan de plattegronden kunnen geen rechten worden ontleend

# Splinterstraat 10

## Floor plan - first floor

Splinterstraat 10, Hoofddorp  
1e Verdieping



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## Interested?

Feel free to contact us for more information or to schedule a viewing. You can call us at +31 23-5571999 or email us at [info@staatshuysen.nl](mailto:info@staatshuysen.nl). We're happy to assist you!

### Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

## Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

## NEW: Sneak Preview

Do you want to be the first to see our newest housing offer, before it is on Funda? Scan the QR code and sign up!

