

horton knights of doncaster

sales
lettings
and service



High Street, Hatfield, Doncaster, DN7 6RS
Offers In The Region Of £295,950

BEAUTIFUL 3 BEDROOM COTTAGE ON A LARGE CORNER PLOT/ DETACHED GARAGE AND OFF ROAD PARKING / CENTRAL VILLAGE POSITION / HUGE AMOUNT OF SCOPE TO EXTEND //

An internal viewing is highly recommended to appreciate and understand this individual 3 bedroom cottage. It enjoys a large corner plot with ample off road parking and a detached garage with additional storage units and a green house. It has a gas radiator central heating system inc. a pressurised hot water cylinder, PVC double glazing and briefly comprises: Entrance porch, pen plan living and dining room, fitted breakfast kitchen, separate pantry off and a large utility/half cellar, first floor landing, 3 good sized bedrooms and a 4 piece bathroom. Outside there are ample gardens, a detached brick garage, additional storage and a green house, offering a large amount of scope and potential, subject to any necessary permissions. Superb position close to the village centre with a variety of pubs, eateries and village shops. **VIEWING ESSENTIAL.**

ACCOMMODATION

A traditional timber panelled door with glazed insets leads into the property's entrance porch.

ENTRANCE PORCH

This has a PVC double glazed window to the side, tiled flooring and a glazed inner door leading into the kitchen.

FITTED BREAKFAST KITCHEN

10'6" x 10'2" (3.20m x 3.10m)

A good size, it is fitted with a range of modern high and low level oak cabinets finished with a rolled edge work surface and a glass splashback, a 1 1/2 bowl composite sink with a mixer tap, a recess for an electric cooker with an extractor hood above, plumbing for an automatic washing machine, room for an under counter fridge, a beamed ceiling, a tiled floor, a central heating radiator, 2 PVC double glazed windows, and a glazed inner door to an open plan living room.

OPEN PLAN LOUNGE & DINING ROOM

17'6" max x 14'6" max (5.33m max x 4.42m max)

This is probably better demonstrated by the floor plan and photographs, it is good size and has a feature brick fireplace with a multi fuel wood burner inset, 2 PVC double glazed windows to the front, a central heating radiator, a traditional beamed ceiling which opens an continues through to the dining area.

DINING AREA

12'7" x 7'3" (3.84m x 2.21m)

This has a further beamed ceiling, a central heating radiator, a central ceiling pendant light and a further central heating radiator. From here, a doorway leads to a deep pantry style cupboard with utility shelving and light laid on and a second door gives access to a half cellar/ utility area.

HALF CELLAR / UTILITY

This has 4 steps down, once you are into the utility area it is full head height and it has a half bowl and also houses a pressurised hot water cylinder, there is room for a tumble dryer and fridge freezers etc.

FIRST FLOOR LANDING

This has a PVC double glazed window with an outlook into the property's rear garden, a double panel central heating radiator and a door to the bathroom and bedrooms.

BEDROOM 1

13'0" x 12'3" (3.96m x 3.73m)

A lovely double room, it has a feature stone fireplace with an ornate inset, a PVC double glazed window, a central heating radiator, a central ceiling light and built in wardrobes to the chimney recesses.

BEDROOM 2

10'6" x 10'1" (3.20m x 3.07m)

A second double room, it has a PVC double glazed window to the rear, two central heating radiators and fitted wardrobes.

BEDROOM 3

13'0" x 7'10" (3.96m x 2.39m)

A front facing bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and fitted wardrobes.

BATHROOM

10'0" x 9'4" (3.05m x 2.84m)

This is fitted with a four piece suite that comprises of a corner bath, a pedestal wash hand basin, a low flush W/C and a shower enclosure, this has all been smartly finished with modern waterproof walling, there is an ornate beamed ceiling, inset spotlighting, an extractor fan, a PVC double glazed window, a central heating radiator, a heated towel rail and vinyl flooring.

OUTSIDE

Outside the property stands on a large corner plot and takes its access from Old Thorne Road. The gardens themselves are all well laid out with maturing shrubs and plants and maturing and ornamental trees. There is a brick built garage, additional storage and an aluminium green house. There is brick walling, fencing and hedging to the perimeters.

GARDENS

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

MAINS SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted with a pressurised hot water cylinder.

COUNCIL TAX - This property is Band B.

BROADBAND -

MOBILE COVERAGE -

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like.

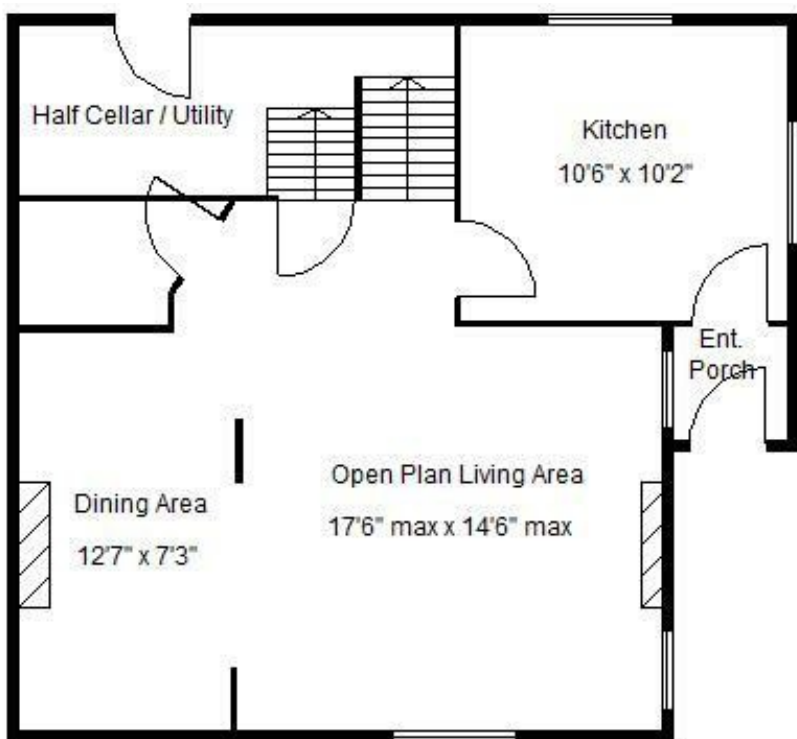
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

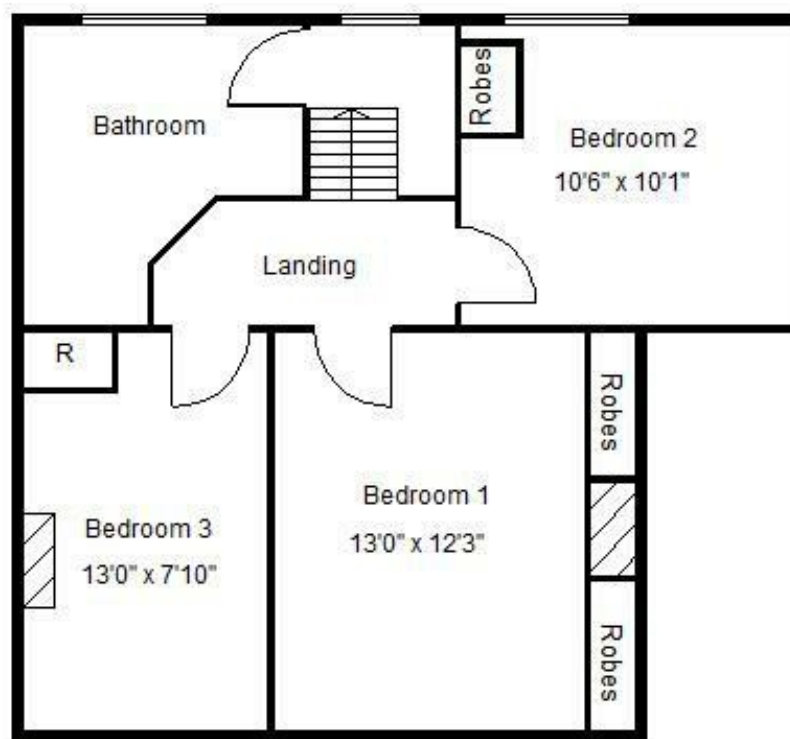
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply... YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	