

horton knights of doncaster

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Pippin Way, Hatfield, Doncaster, DN7 6EB  
Asking

**CONTEMPORARY STYLED 3 BEDROOM SEMI / BUILT 2020 BY LINDEN HOMES / NHBC GUARANTEE / FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / EN-SUITE SHOWER ROOM / GORGEOUS LANDSCAPED GARDENS / 2 X PARKING SPACES / EARLY VIEWING ESSENTIAL //**

Located on this popular development, a contemporary styled 3 bedroom semi detached house. built in 2020 and therefore modern fixtures, fittings and decor throughout. Gas central heating via a combi boiler, PVC double glazing and briefly comprises: Entrance hall, ground floor wc, spacious lounge with double doors onto a landscaped rear garden, large modern dining kitchen with integrated appliances, first floor landing, 3 bedrooms, 2 with fitted wardrobes and an en-suite shower to the main bedroom, plus a lovely modern house bathroom. outside are gorgeous landscaped gardens, the rear has a porcelain stone patio. side driveway providing off road parking for 2 cars. Popular development with access to Hatfield village amenities including local shops, schools etc plus easy access to the M18/M180 and motorway networks. PRICED TO SELL.

**ACCOMMODATION**

A double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly finished with a marble effect tiled floor, there is a staircase leading to first floor accommodation, a central ceiling light and a central heating radiator concealed behind a radiator grille. Doors lead off to the ground floor accommodation.

**GROUND FLOOR W/C**

This is fitted with a modern two piece white suite comprising of a low flush WC, a wash hand basin, a PVC double glazed window, a continuation of the tiled flooring and a central ceiling light.

**DINING KITCHEN**

15'7" x 9'2" (4.75m x 2.79m)

Fitted with a range of high and low level units finished with a mid grey high gloss cabinet door with contrasting black handles and a white marble effect work surface. There is a host of integrated appliances including a four ring ceramic hob, an extractor hood, an oven, an integrated fridge and freezer, a dishwasher and a washing machine. With a PVC double glazed window to the front, marble effect tiled flooring, a central heating radiator, inset spotlighting to the kitchen area with an extractor fan, plus a feature pendant light.

**OPEN PLAN LOUNGE**

16'4" x 10'6" (4.98m x 3.20m)

An attractive room, it has two PVC double glazed double opening doors which lead out onto the rear garden, a further PVC double glazed window alongside, a central heating radiator, two central ceiling pendant lights and a deep built in under stairs storage cupboard.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side, a central

ceiling light, access into the loft space, a central heating radiator and doors to the bedrooms and bathroom.

**MAIN BEDROOM**

14'6" max x 9'0" max (4.42m max x 2.74m max )  
13'0" to wardrobe fronts

A lovely double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a ceiling pendant light and a wardrobe in set to the recess. From here, a door continues into the en suite shower room.

**EN-SUITE SHOWER ROOM**

This is all smartly presented and includes a shower enclosure fitted with a thermostatic shower, a pedestal wash hand basin, a low flush WC, tiling to the walls, co-ordinating floor tiles, a central heating radiator, inset spotlighting and an extractor fan.

**BEDROOM 2**

11'6" max x 9'6" (3.51m max x 2.90m)  
9'6" to wardrobe fronts

This has a PVC double glazed window to the front, central heating radiator, built in wardrobes set to the recesses and a central ceiling light.

**BEDROOM 3**

10'6" max x 7'0" (3.20m max x 2.13m)

A comfortable third bedroom, this has a PVC double glazed window to the rear, a central heating radiator and a ceiling light.

**BATHROOM**

Fitted with a modern three-piece white suite comprising of a panelled bath with mixer shower over, a pedestal wash hand basin and a low flush WC. There is a PVC double glazed window, inset spotlighting to the ceiling, an extractor fan, modern wall tiles and co-ordinating floor tiles and a central heating radiator.

**OUTSIDE**

To the front of the property, there is a lawned garden with

ornamental hedging and a tarmaced driveway providing car standing for two cars in tandem.

**REAR GARDEN**

The rear garden has been landscaped, it has fencing to perimeters, a porcelain stone patio and sitting area, decorative borders, a raised sleeper bed and an attractive lawn.

**AGENTS NOTES:**

TENURE - FREEHOLD.

Estate Charge - £195.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age 2020

HEATING - Gas radiator central heating. Age 2020

COUNCIL TAX - This property is Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

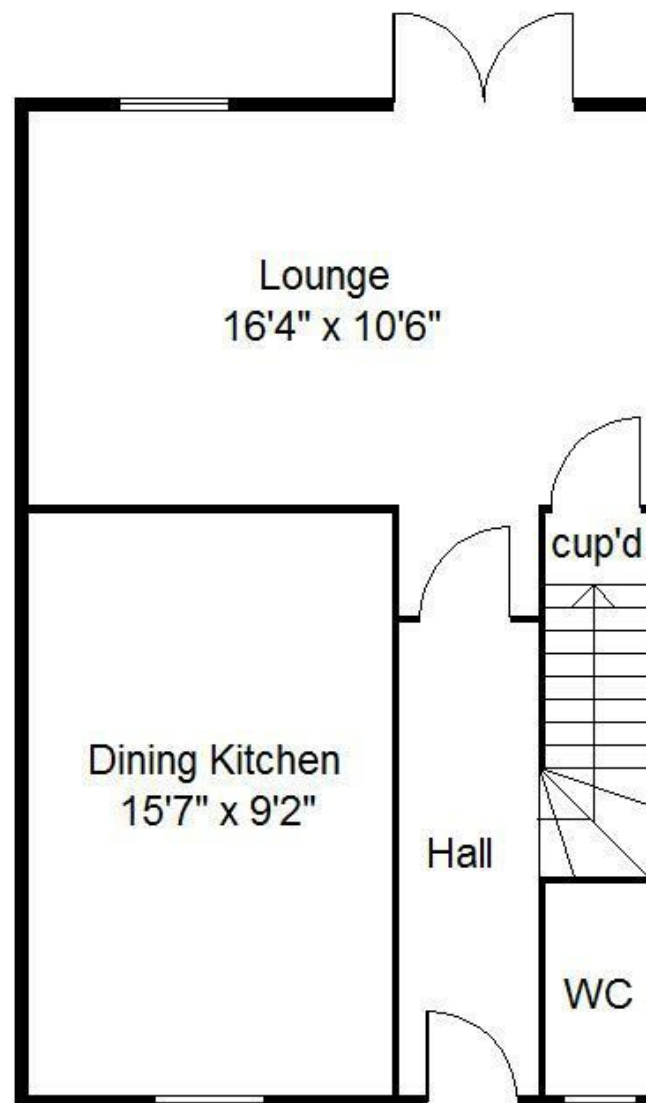
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OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

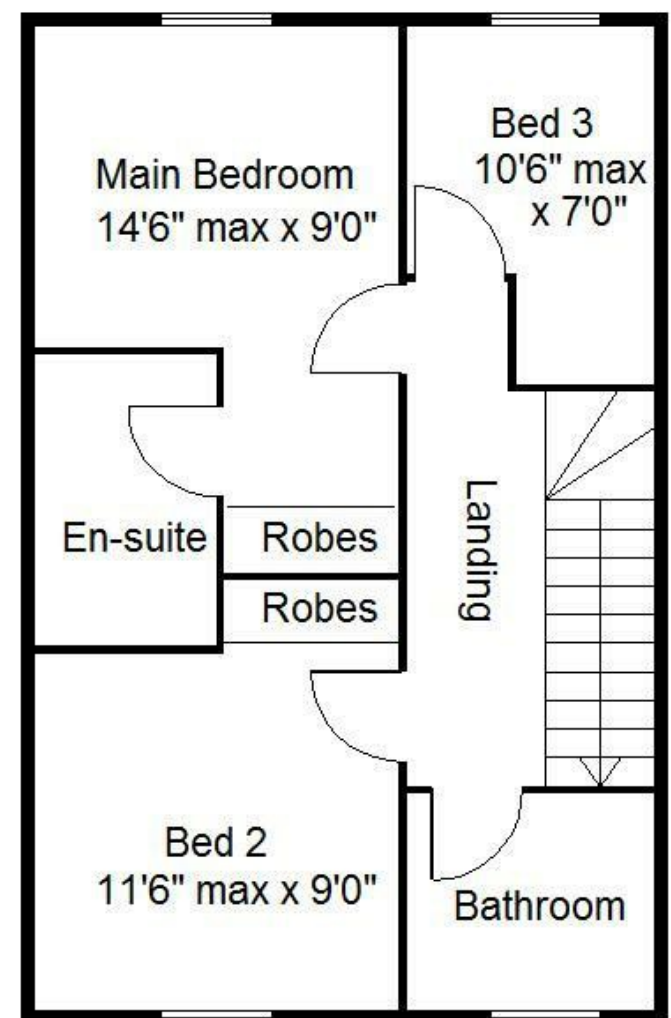
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Ground Floor



First Floor