

horton knights of doncaster

sales  
lettings  
and service



Windmill Close, Hatfield, Doncaster, DN7 6FU  
Offers Over £229,995



**Immaculately presented and set on this lovely modern estate in the well regarded suburb of Hatfield near Doncaster, this 3 bedroom well proportioned detached family home.... MUST BE VIEWED!**

The property on offer benefits from pvc double glazing throughout, gas central heating via a combination type boiler and comprises; Entrance hall with stairs to the first floor, lounge, open plan dining kitchen, utility room with ground floor w/c off, first floor landing, principal bedroom with en suite shower room off, two further nice sized double bedrooms and a main house bathroom. Outside the property is equally well served with a side drive, an integral garage and a nice sized rear garden.

Well placed with access to a range of local amenities including shops, schools, larger supermarkets, bus routes etc. The property is very sensibly priced and in ready to move into condition..... An early viewing could not be more highly recommended!

**ACCOMMODATION**

A double glazed composite style door gives access into the property's entrance hall.

**ENTRANCE HALL**

Having a central heating radiator, wood style laminated flooring, stairs rising to the first floor and a door leading to the lounge.

**LOUNGE**

**14'0" x 10'0" max (4.27m x 3.05m max )**

A nice sized lounge with a large pvc double glazed window to the front letting in plenty of natural light, a double panel central heating radiator and a large walk in understairs storage cupboard. A broad opening leads through into the dining area which has newly fitted bi-fold doors creating an open plan or closed off space if preferred.

**OPEN PLAN DINING KITCHEN**

**16'8" x 8'3" (5.08m x 2.51m)**

This is a really nice modern and contemporary space, fitted with a range of shaker style dove grey wall mounted cupboards and base units finished with a square edge wood style work surface incorporating a single bowl stainless steel sink with a matching wood style splashback. The integrated appliances on offer include; an electric fan assisted oven, a four ring electric ceramic hob with dark glass splashback, a brushed stainless steel extractor hood, fridge freezer and a dishwasher. There is a pvc double glazed window to the rear, pvc double glazed French style doors giving access into the rear garden, a central heating radiator, beautiful porcelain tiled floor and a square opening which leads into the utility room.

**UTILITY ROOM**

Fitted with matching units with appliance recesses including plumbing for an automatic washing machine, a pvc double glazed window to the rear, a continuation of the porcelain floor tiles from the kitchen area, a central heating radiator and an extractor fan.

**GROUND FLOOR W/C**

Fitted with a white suite comprising of a low flush w/c, pedestal wash hand basin with tiled splashback and a matching tiled window sill. There is a porcelain tiled floor, a central heating radiator and a pvc double glazed window to the side elevation.

**FIRST FLOOR LANDING**

With access into the loft space and doors leading off to the bedrooms and bathroom.

**PRINCIPAL BEDROOM**

**14'3" x 9'0" (4.34m x 2.74m)**

This is a good sized double bedroom sitting above the integral garage, it has a pvc double glazed window to the front, a central heating radiator and a door to the en-suite shower room.

**EN SUITE SHOWER ROOM**

Immaculately fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and a double width shower cubicle housing a mains plumbed shower. The suite is all nicely finished with chrome style fittings, grey coloured tiling to the shower cubicle and splashback areas, porcelain tiling to the floor, a central heating radiator, an extractor fan, a central light fitment and a pvc double glazed window to the rear.

**BEDROOM 2**

**11'10" x 8'0" to robes (3.61m x 2.44m to robes )**

A good sized second double bedroom, with a pvc double glazed window to the front, a central heating radiator and wardrobes with shelving and hanging rail.

**BEDROOM 3**

**10'9" x 8'0" max (3.28m x 2.44m max )**

An excellent sized third bedroom, it could be used as a double if required or would certainly make a large single bedroom. It has a pvc double glazed window to the rear and a central heating radiator.

**HOUSE BATHROOM**

Again beautifully fitted with a three piece white suite comprising of a low flush w/c, pedestal wash hand basin and a panelled bath. Once again, the suite is finished with modern style chrome fittings, a double panel radiator, porcelain tiled floor, grey coloured tiling to the bathing and splashback areas, a pvc double glazed window to the rear and an extractor fan.

**OUTSIDE**

To the front of the property there is an open plan lawned garden with a block paved driveway providing two off street parking spaces side by side.

**INTEGRAL GARAGE**

The garage has an up and over door to the front with light and power supplied and also houses the gas fired combination type boiler supplying the domestic hot water and central heating systems.

**REAR GARDEN**

For a modern property the rear garden is really generous in size, it is very smartly presented with a decorative lawn with borders to the side and timber fencing to the boundary. There is also an external water tap attached to the rear elevation of the property.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** There is an estate charge payable of £122.49 per annum.

**SERVICES -** All mains services are connected.

**DOUBLE GLAZING -** PVC double glazing throughout installed in 2022.

**HEATING -** Gas radiator central heating. Age of boiler 2 years old.

**COUNCIL TAX -** Band C.

**BROADBAND -** Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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

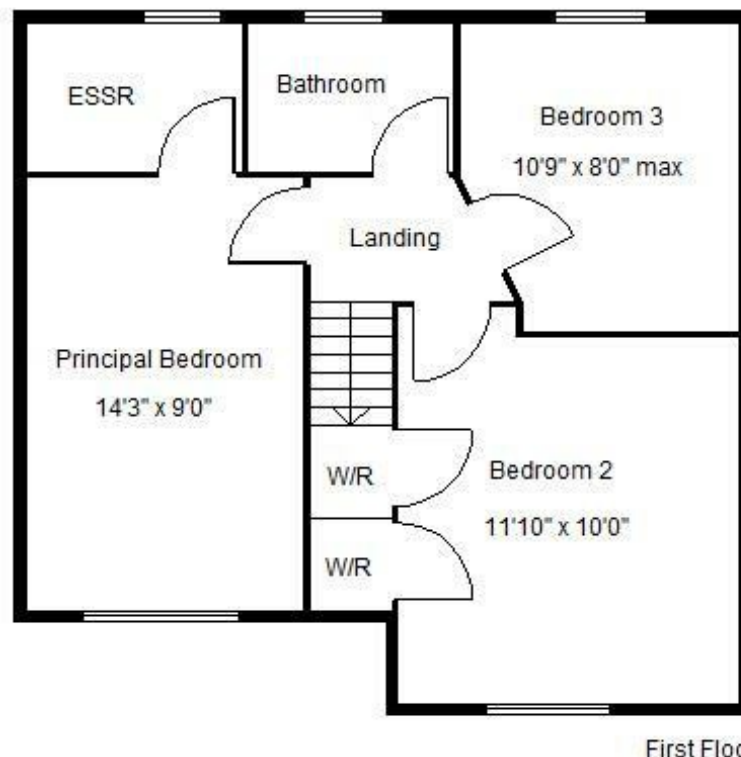
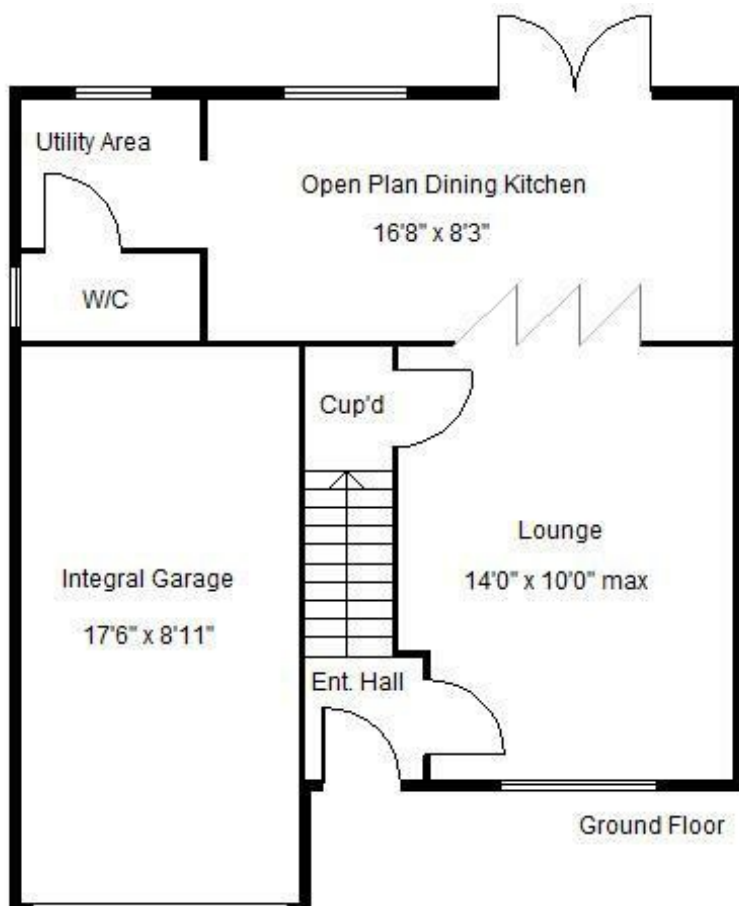
carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>82</b>
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	