

horton knights of doncaster

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Doncaster Road, Hatfield, Doncaster, DN7 6AD  
Offers Around £265,000

**LARGE EXTENDED DETACHED BUNGALOW / 3 DOUBLE BEDROOMS / EN-SUITE SHOWER ROOM / LARGE FITTED KITCHEN / AMPLE GATED OFF ROAD PARKING & CAR PORT / GOOD SIZED ENCLOSED REAR GARDEN / VIEWING ABSOLUTELY ESSENTIAL //**

The first thing to say this bungalow is very deceptive from the front, it has been extended and now provides spacious living with large well proportioned rooms including 3 double bedrooms. It is all smartly presented throughout and briefly comprises: Entrance into a large kitchen, large open plan living and dining room, inner hall, main bedroom with en-suite shower room, PVC conservatory, two further double bedrooms and a large family bathroom with separate shower enclosure. Outside, to the front of the property, there is a large block paved garden which offers ample parking and a car port to the side. The rear garden is a good size mainly lawned with a block paved patio and sitting area. Lovely position on the fringe of Hatfield, with access to all its amenities including a good variety of shops, supermarkets etc. plus easy access to the motorway network. Viewing highly recommended to appreciate all this property has to offer.

**ACCOMMODATION**

A modern PVC double glazed entrance door with a decorative glazed leaded inset leads into the property's kitchen.

**DINING KITCHEN**

**22'9" max x 12'10" max (6.93m max x 3.91m max)**  
This is probably better demonstrated by the floorplan and photographs, it is a particularly good size and is fitted with a range of high and low level units finished with a rolled edge work surface. There is a broad recess suitable for a range style cooker with an extractor hood, a 1 1/2 bowl porcelain sink with a mixer tap and an integrated dishwasher. With in the kitchen there is a feature fireplace with a recess and a timber mantle, ornate corncing to the ceiling, a central heating radiator, tiled flooring and 2 PVC double glazed double opening doors which give access onto the rear garden. From here, double doors lead into an open plan living dining room.

**OPEN PLAN LOUNGE/ DINING ROOM**

**26'3" x 14'6" max (8.00m x 4.42m max)**  
A good size, it has 3 PVC double glazed windows to the front elevation, 2 central heating radiators, oak flooring, coving to the ceiling and a feature fireplace within the lounge area incorporating a living flame gas fire.

**INNER HALL**

A long hallway, this has an access point into the loft space, spotlighting to the ceiling, a PVC double glazed window and a tall built in cupboard which houses the gas fired combination type boiler supplying domestic hot water and central heating systems. A door to the far end leads into the main bedroom.

**BEDROOM 1**

**14'6" max x 12'3" (4.42m max x 3.73m)**  
A lovely double bedroom, this has a central heating radiator, a central ceiling light, oak flooring, double doors

which leads into the conservatory and a door to the en suite shower room.

**EN SUITE SHOWER ROOM**

All smartly finished with a modern white suite comprising of a shower enclosure, a wash hand basin and a low flush W/C. There is tiling to the four walls, coordinating floor tiling, a PVC double glazed window, inset spotlighting to the ceiling, a towel rail and an extractor fan.

**CONSERVATORY**

**14'0" x 8'0" (4.27m x 2.44m)**  
This is all PVC double glazed including a pitched polycarbonate roof, it has 2 PVC double glazed windows, oak flooring, power and light laid on.

**BEDROOM 2**

**10'8" x 10'2" (3.25m x 3.10m)**  
A lovely second double bedroom, it has a PVC double glazed window to the side, a central heating radiator, fitted wardrobes concealing hanging rail and storage, coving and a ceiling light.

**BEDROOM 3**

**10'10" x 8'8" (3.30m x 2.64m)**  
A third double bedroom, this has a PVC double glazed window to the side, fitted wardrobes, a central heating radiator, coving, a central ceiling light and oak flooring.

**BATHROOM**

A large bathroom fitted with a four piece white suite comprising of a panelled bath, a corner shower enclosure, a wash hand basin inset to a vanity unit and a low flush W/C. There is a vinyl cushion floor covering, a PVC double glazed window, inset spotlighting to the ceiling, an extractor fan, a tall contemporary towel rail/ radiator and shelving.

**OUTSIDE**

The property stands on an attractive plot, the front has

been hard landscaped designed to create off road parking with double gates giving access to a car port and covered parking.

**REAR GARDEN**

The rear garden is a particularly good size, it is mainly lawned with concrete posts and timber fencing to the perimeters, there are 2 timber sheds and a paved patio and sitting area extending across the rear elevation.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D.

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

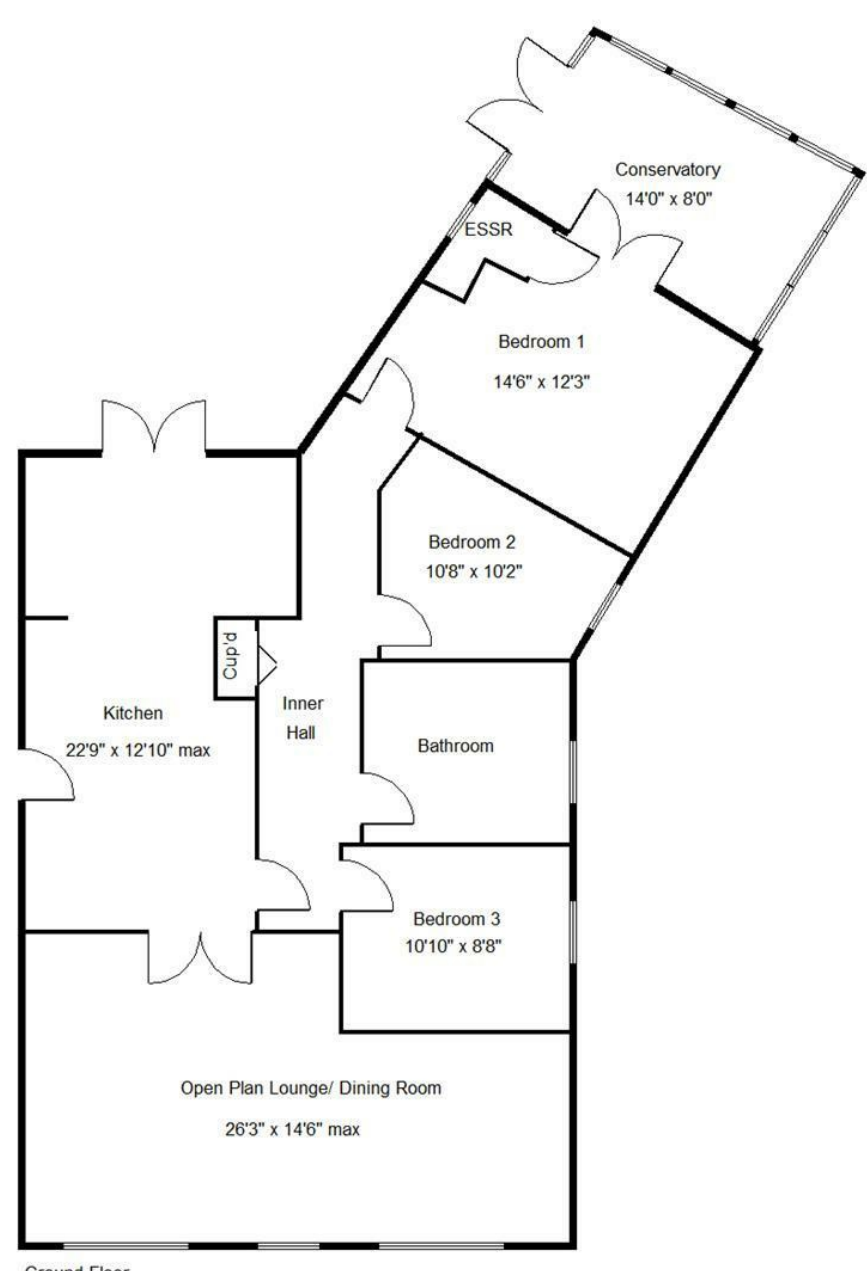
scale drawing.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	