

**4 Bedroom(s), Detached House, Freehold**

**Norman Road, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Fully Renovated Four Bedroom Detached Family Home
- Modern Open Plan Breakfast Kitchen and Lounge
- Sitting Room and Play Room
- Rear Enclosed Garden with Public Field to the Rear
- No Chain
- Stunningly Presented Throughout
- Ground Floor Shower Room
- Utility Room
- Driveway and Garage

**£475,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

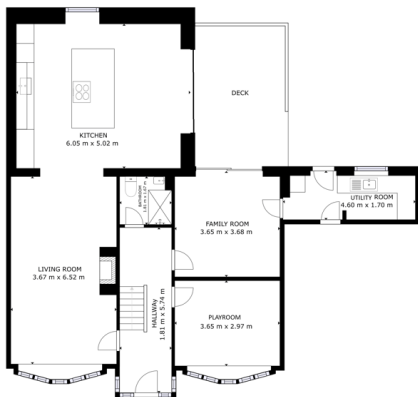


## Owner's View

It is easy to see why this street is popular in Hatfield as the property boasts uninterrupted views of the field and trees to the rear whilst still being central to schools and amenities. The 4 double bedroom detached property has been fully renovated throughout to a high specification - from oak flooring to a brand-new extension open-plan kitchen living space. We love that even though it is open plan (maximising family living) there are still 2 further reception rooms (including a whiskey room!) and a separate hidden laundry room. The home has such a beautiful feel inside and when in the garden, it's easy to understand why people don't often leave the street - it's so quiet with a sun-filled garden that you can enjoy well into the evening.

## Ground Floor

### Floor Plan



Matterport

### Entry



## Open Plan Breakfast Kitchen and Lounge







**Sitting Room**



**Utility Room**



**Play Room**



**Shower Room**



**First Floor**

## Floor Plan

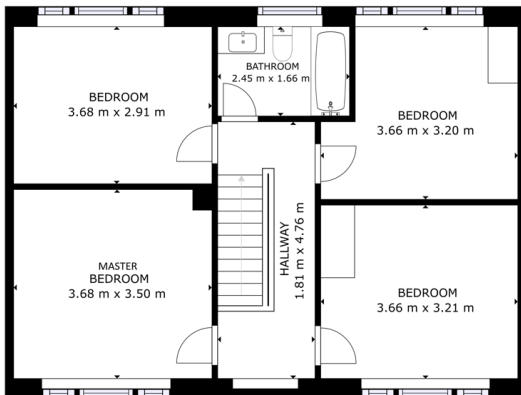


FIGURE 1

USUAL INTERNAL AREA:  
FLOOR 1: 2,000 sq ft (187 sq m) (approx.)  
EXCLUDED AREA: 100 sq ft (9 sq m)  
TOTAL: 1,900 sq ft (178 sq m)

Matterport

## Landing



## Master Bedroom



## Bedroom



## Bedroom







**Bedroom**



**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**







Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Garage



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In the laundry room

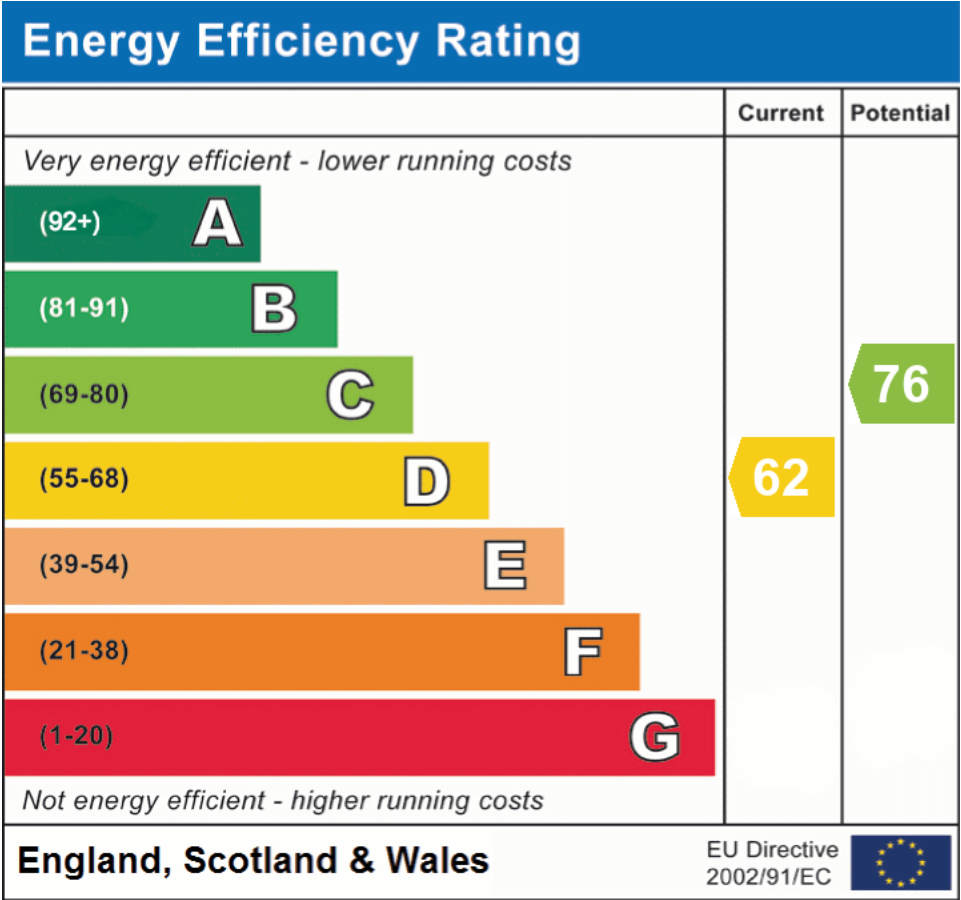
Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

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## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.