

4 Bedroom(s), Detached Bungalow, Freehold

Doncaster Road, Hatfield.



- 3D Virtual Tour Available
- Two Bedrooms to the First Floor and Two on the Second Floor
- Open Plan Breakfast Kitchen Diner and Living Area
- Two Family Bathrooms

- Beautifully Presented Dormer Bungalow
- Lounge, Utility
- Self Contained Annexe with Toilet

**Offers Over
£400,000
Reduced**

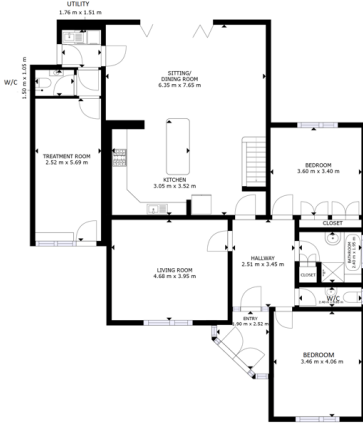
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... First bought the property in 2010, as a two bedroomed detached bungalow. In 2019 we converted the loft space adding 2 further bedrooms, a bathroom, and storage space. We extended the lower rear of the bungalow, to accommodate a large kitchen, living dining space, which has been great for entertaining family and friends. Our garden is low maintenance, with artificial grass, and an Indian sand stone large patio area, leading from the kitchen to the bar! Again we've spent many nights entertaining family and friends. Our garden is also a quiet and private outdoor space, even though we are on a main road. We also converted the existing garage into a hair and beauty salon. This would also make a great office space, granny annex or teenage bedroom. We absolutely love this house, however due to only two of us now living here, we are looking to down size.

Ground Floor

Floor Plan



FLOOR 1



Entrance Hallway and Enclosed Porch



Lounge



Open Plan Kitchen, Dining and Living area



Utility Room



Toilet



Bedroom



Self Contained Annex used as a Salon



Bedroom



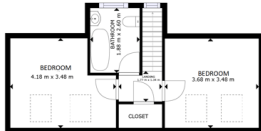
Toilet

Bathroom



First Floor

Floor Plan



Bathroom



External

Front Aspect



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 102 SQ. FT. / 9.38 SQ. M.
TOTAL: 102 SQ. FT.
REDUCED HEADROOM BELOW: 1.9 M. / 6.2 FT.

Matterport

Bedroom



Bedroom



Rear Garden



Bar



Property Information Form

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Utility cupboard.

Approximate Electrical System Installation Date - Fully rewired in 2019

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Not Applicable

Loft Insulation - Not Applicable

Loft Boarded out - Not Applicable

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	