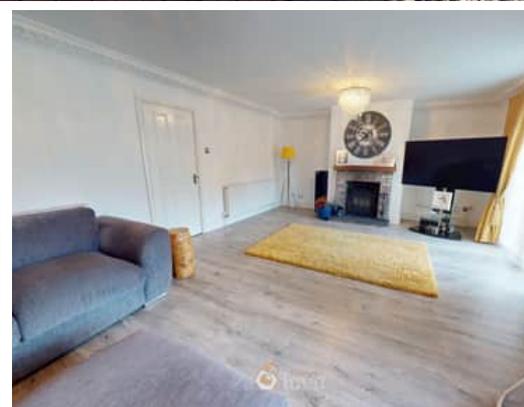


**4 Bedroom(s), Detached House, Freehold**

**Station Road, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Two Reception Rooms
- Family Bathroom and En Suite to Master Bedroom
- Sizeable Driveway and Frontage with Private Gate
- Local Amenities, Schools and Transport Links

- Four Bedroom Detached Family Home
- Two Ground Floor W/Cs and Utility with Shower
- Bedroom with Walk in Wardrobe
- Rear Enclosed Garden with Summer House with Electric
- Popular Location

**£395,000**  
**For Sale**

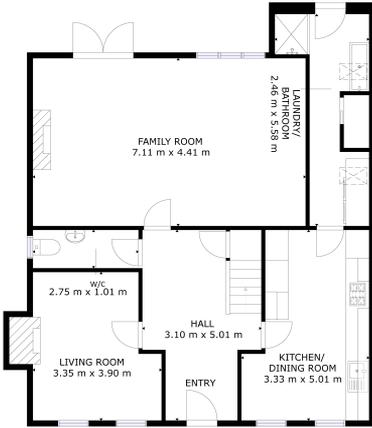
*Book your viewing today* Tel: 01302 247754

## Owner's View

This lovely modern family home has been a wonderful place to live, offering generous space for family life with the added benefit of a low-maintenance garden. We have enjoyed great neighbours and a welcoming community, as well as the convenience of being close to local shops and ideally located for motorway access, which has been perfect for commuting and working away from home. The large lounge has been a real highlight, providing a fantastic space for entertaining while also feeling cosy for relaxed nights in. With a layout ideal for family gatherings, many special memories have been made here, especially at Christmas, and the home has also provided a practical and comfortable environment to successfully run a business from home.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 86.11 m<sup>2</sup> FLOOR 2: 75 m<sup>2</sup>  
TOTAL: 161 m<sup>2</sup>

SIZES AND CONDIMENTS ARE APPROXIMATE. ACTUAL MAY VARY.



### Entry



### Kitchen Diner



### Lounge



## Sitting Room



## Utility with Shower and W/C

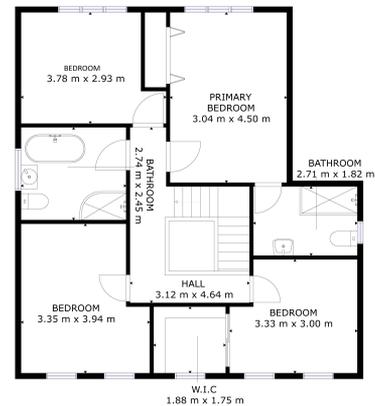


## W/C



## First Floor

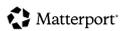
### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 75 m<sup>2</sup>  
TOTAL: 160 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom & En Suite





**Bedroom**



**Bedroom**



**Bedroom & Walk in Wardrobe**



**Family Bathroom**



**Externals**



## Front Aspect & Driveway



## Summer House



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

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 - Gas boiler (Combi)

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yes

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

