

4 Bedroom(s), Detached House, Freehold

Hatchellwood View, Bessacarr, Doncaster.



- 3D Virtual Tour Available
- Four Bedrooms En Suite To Master
- Lounge And Dining Room
- Beautiful Rear Enclosed Garden With Summer House And Entertaining Spaces
- Sought After Location In Bessacarr

- Stunning Detached Family Home
- Kitchen Diner And Utility Room
- Cinema Room, Study
- Ground Floor W/C
- Double Garage And Driveway Allowing For Multiple Cars To Park

**Offers
Over
£475,000
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... We have loved our time living at Hatchellwood View and brought our family up here. The house has room for family members to have their own space, such as the family room which we now use as a cinema room and the study which we have turned into a home office for working from home. We absolutely love our garden and hope you will too. We designed it to be low maintenance, with separate areas to relax, socialise with friends and family, eat, grow fruit and vegetables and enjoy the flowers. The summerhouse is a perfect quiet place for reading or watching the birds that visit. The house is within walking distance of Yorkshire Wildlife Park, a local ancient wood and small supermarket.

Ground Floor

Floor Plan



GROSS INTERNAL AREA:
GROUND FLOOR 116.1 sq ft
EXCLUDED SPACE: GARAGE 22.0 sq ft
TOTAL: 148.1 sq ft

Matterport



Utility Room



Kitchen Diner



Lounge





Dining Room



Cinema Room



Study



Ground Floor W/C



First Floor

Floor Plan



FLOOR 1
 GROSS INTERNAL AREA
 GROUND FLOOR 85.11 SQ. FT. / FLOOR 1 86.5 SQ. FT.
 EXCLUDED INTERNAL STORAGE 25.44 SQ. FT. / STAIRS 13.3 SQ. FT.
 TOTAL 140.31 SQ. FT.
 DIMENSIONS AND DIRECTIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom





Third Bedroom



En Suite



Fourth Bedroom



Second Bedroom





Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £577.61 (2022) - 3229 Kw/year (2022)

Average Annual Gas Bills - £607.60 (2022) - 19607 Kw/year (2022)

Average Annual Water Bills - £446 (2022)

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -1997



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.

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 1997

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 1997

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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 