

3 Bedroom(s), Detached House, Freehold

Hawk Drive, Blaxton, Doncaster.



- 3D Virtual Tour Available
- Contemporary Kitchen Diner
- Utility Room and Ground Floor W/C
- En Suite to Master Bedroom
- Driveway for Two Cars

- Three Bedroom Detached Family Home
- Lounge
- Modern Family Bathroom
- Rear Enclosed Garden
- Popular Location in Blaxton

£265,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Our beautiful home is set in a quiet location yet it's also just a short walk from friendly pubs, a local shop, a park and a duck pond. It offers the best of both peace and community. The house itself is light and modern with bifold doors opening onto the garden which creates a lovely indoor-outdoor feel over the summer. It's a warm, energy-efficient home that has been comfortable and easy to run.

Ground Floor

Floor Plan



GRAND TOTAL AREA
FLOOR 1: 40.2 sqm / FLOOR 2: 48.5 sqm
TOTAL: 88.7 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Lounge



Kitchen Diner



Utility Room



Landing



W/C

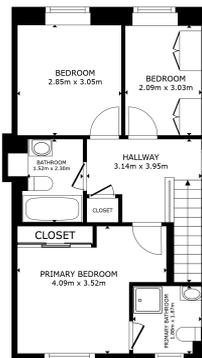


Master Bedroom & En Suite



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 80.2 m² FLOOR 2: 45.5 m²
 TOTAL: 125.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden

contracts to ensure they are in good working order.



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - Yes (They are owned outright and belong to the property)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 9/1/2016

Water Heating System - Solar panels & gas boiler (hot water tank)

Approximate Water Heating Installation Date - 9/1/2016

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 9/1/2016

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 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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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	