

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

**Station Road, Hatfield, Doncaster.**



- 3D Virtual Tour Available
- Rear Enclosed South Facing Garden
- Jack and Jill Bathroom to Two Bedrooms
- Dressing Room off Master Bedroom
- Utility Room and Ground Floor W/C

- Gated Driveway, Garage and Front Garden
- Six Bedroom Three Storey Detached Executive Family Home
- En Suite to Second Bedroom
- Two Reception Rooms
- Two Bedrooms, En Suite and a Storage Room on the Top Floor

**£460,000**

**For Sale**

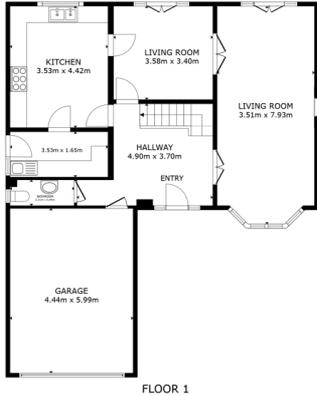
*Book your viewing today* Tel: 01302 247754

## Owner's View

Located on Station Road in Hatfield, Doncaster, this impressive six-bedroom, three-storey detached home offers modern living in a private, gated setting. With a driveway and garage, the property ensures both security and convenience. Upon entering, you are welcomed by a spacious entryway, setting the tone for the generous proportions throughout. The lounge features patio doors that open onto the enclosed rear garden, while the family room/dining room also enjoys garden access. The kitchen diner is well-appointed and complemented by a utility room and a ground floor W/C. The second floor hosts four double bedrooms, including a master suite with a walk-in closet and a Jack and Jill bathroom, shared with another bedroom. A further bedroom benefits from its own en suite, while a modern family bathroom serves the remaining rooms. On the third floor, you'll find two additional bedrooms, one of which features an en suite, along with a storage room for added practicality. This contemporary family home provides ample space and a versatile layout, perfect for modern living.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 81.4 sq.m. FLOOR 2: 105.9 sq.m. FLOOR 3: 41.1 sq.m.  
EXCLUDED AREA: 1 GARAGE, 26.0 sq.m.  
TOTAL: 227.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Lounge



## Entry



## Kitchen Diner





Family Room/Dining Room



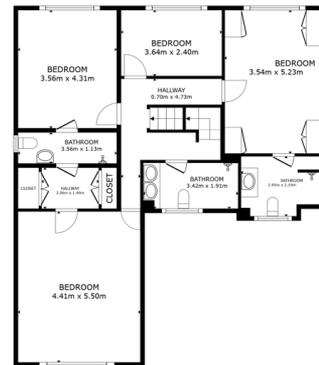
W/C



First Floor



Floor Plan



Utility



GROSS INTERNAL AREA  
 FLOOR 1 81.4 sq.m. FLOOR 2 104.5 sq.m. FLOOR 3 41.1 sq.m.  
 EXCLUDING AREAS: GARAGE 28.8 sq.m.  
 TOTAL: 207.8 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Master Bedroom and Dressing Room



## Jack and Jill Bathroom



## Bedroom



## Bedroom with En Suite





**Bedroom**



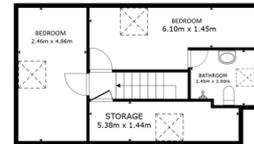
**Family Bathroom**



**Second Floor**



**Floor Plan**



**FLOOR 3**

GROUND INTERNAL AREA  
FLOOR 1 81.4 sq.m. FLOOR 2 104.5 sq.m. FLOOR 3 41.1 sq.m.  
EXCLUDED AREAS - GARAGE 26.9 sq.m.  
TOTAL: 227.1 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Bedroom with En Suite**



## Bedroom



## Storage Room

## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - F

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 - 14yrs ago

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 14yrs ago

Boiler Location - Garage

Approximate Electrical System Installation Date - 14yrs ago

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

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. - Yes: Next door neighbour has right of access to his property own the same gravel drive as us and then into our own drives.

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.

## Energy Performance Certificate

