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Norman Road, Hatfield, Doncaster, DN7 6AG  
Guide Price £295,000 - £310,000



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4 BEDROOM DETACHED HOUSE / GROUND FLOOR REAR EXTENSION / SPACIOUS LIVING THROUGHOUT / LARGE MODERN FITTED KITCHEN / 4 GOOD SIZED BEDROOMS / LONG WIDE DRIVEWAY & DETACHED GARAGE / NO CHAIN/ VIEWING ESSENTIAL //

Viewers will be pleasantly surprised, benefitting from a rear extension this house is larger than meets the eye. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious lounge, extended dining room and a lovely extended modern kitchen with integrated cooking appliances and a separate ground floor wc. On the first floor there are 4 good sized bedrooms and a modern white bathroom with a shower. Outside a long, wide side driveway leads to a detached brick garage, and a pretty enclosed rear garden. Nicely situated on this popular roadway on the fringe of Hatfield village. There is good access to a variety of shops, schools and eateries within Hatfield village, plus easy access to the motorway networks. VIEWING IS STRONGLY ADVISED.

ACCOMMODATION

A composite style double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

An attractive and spacious hall with a feature Oak staircase giving access to the first floor accommodation. There is tall pvc double glazed picture window to the side, a central heating radiator, inset spotlighting to the ceiling and Oak interior door (which can be found throughout the remainder of the property) gives access to a deep understairs storage cupboard and the second door alongside giving access to a ground floor wc.

GROUND FLOOR WC

This is fitted with a modern 2 piece white suite that comprises of a low flush wc, a floating style wash hand basin, a pvc double glazed window, inset spotlighting, tiling and a vinyl floor covering.

LOUNGE

19'1" x 12'0" (5.82m x 3.66m)

An attractive front facing reception room which has a broad pvc double glazed bow window to the front with a further pvc window to the side. There is a feature fireplace with a living flame gas fire inset, ornate cornicing, central ceiling light, central heating radiator and double doors which lead through into a second extended sitting/dining room.

EXTENDED SITTING/ DINING ROOM

10'0" x 10'0" (3.05m x 3.05m)

Again this is a good size, it has 2 pvc double glazed double opening doors which lead out onto the property's rear garden. There is a central heating

radiator, 2 central ceiling light points and a door returning to the breakfast kitchen.

EXTENDED BREAKFAST KITCHEN

21'4" x 9'10" (6.50m x 3.00m)

This is all smartly finished and fitted with a range of modern high and low level units finished with a high gloss cabinet door, a contrasting work surface and co-ordinating splashback. Integrated appliances include a 5 ring and glass hob with an extractor hood above, integrated double oven, integrated dishwasher and room for a washing machine and tumble dryer with plumbing laid on, plus a tall recess suitable for a fridge freezer. There is a single drainer 1½ bowl stainless steel sink unit with a contemporary style mixer tap, a contemporary style radiator, inset spotlighting to the ceiling with feature pelmet lighting as well. 2 pvc double glazed windows to the side and rear elevations, a pvc double glazed exterior door, all finished with a laminated floor covering.

FIRST FLOOR LANDING

This has an access point into the loft space with a drop down style timber ladder, a deep built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot and central heating systems. Doors leading to the bedrooms and bathroom.

BEDROOM 1 REAR

14'9" x 11'0" (4.50m x 3.35m)

This is a large double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator, ceiling light plus additional spotlighting and built-in wardrobes.

BEDROOM 2 FRONT

13'2" x 11'0" (4.01m x 3.35m)

Again, this is a good size second double bedroom, it has 2 pvc double glazed windows to the front and side elevations, central heating radiator, coving, central ceiling light and a built-in double wardrobe.

BEDROOM 3 REAR

9'0" x 8'2" (2.74m x 2.49m)

This has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 4 FRONT

10'0" x 9'0" (3.05m x 2.74m)

This is still a comfortable sized bedroom, it has a pvc double glazed window to the front, central heating radiator, built-in double wardrobe and central ceiling light.

BATHROOM

This is all smartly fitted with a white suite that comprises of a shower style bath with a shower over including a thermostatic mixer, pedestal wash hand basin and a low flush wc. There is tiling to the 4 walls, a central heating radiator, a pvc double glazed window and inset spotlighting to the ceiling.

OUTSIDE

To the front of the property there is an attractive garden area, it has a block paved side drive which provides car standing and in leads down to a detached brick garage. This has a metal up and over door, power and light laid on, personnel side door and window. The remainder of the front garden is hard landscaped, there is brick walling and hedging to the perimeters.

REAR GARDEN

Designed for easier and lower maintenance, it has been hard landscaped with a large paved patio and seating area, remainder is lawned which wraps around the opposite side. there is timber fencing to the perimeters creating a good degree of privacy.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various TBC.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 115 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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