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Bawtry Road, Hatfield Woodhouse, Doncaster

## The Chop Hole Bawtry Road, Hatfield Woodhouse, Doncaster, DN7 6PQ

\*\*\*GUIDE PRICE £480,000 - £500,000\*\*\*

### 4 BEDROOM 'QUIRKY' VILLAGE PROPERTY / FORMER DAIRY FEED STORE / CONVERTED IN THE LATE 1980'S / GORGEOUS RURAL SETTING, SET BACK OFF BAWTRY ROAD / AIR SOURCE HEAT PUMP / SOLAR & BATTERY BACK UP / LARGE GARAGE BLOCK / VIEWING ESSENTIAL //

Situated off Bawtry Road, with an outlook towards open fields, a former dairy feed store converted in the late 1980's to create a modern yet very charming village property. It has the benefits of an Air source heat pump for the central heating, pvc double glazing and solar panels with battery storage. The accommodation briefly comprises: Large 'L' shaped hall, ground floor wc, spacious lounge with a multi-fuel burner, separate dining/family room, large recently remodelled open plan breakfast kitchen with quartz work surfaces, integrated appliances and Karndean flooring. On the first floor there are 4 bedrooms, 3 well proportioned doubles, the main one has an en-suite bathroom, plus a single bedroom, an additional small office and a large contemporary styled shower room. Outside are beautifully maintained gardens, with paved patio and seating areas, all with a pretty outlook towards open fields. Ample parking and a large garage block approx 21' 0 x 18'0". All in all a gorgeous family home with an equally gorgeous setting on the fringe of the village. VIEWING HIGHLY RECOMMENDED.

#### ACOMMODATION

A composite type double glazed entrance door which leads into an L shape entrance hall.

#### ENTRANCE HALL

There is a feature staircase to the first floor accommodation with a built in under stairs storage cupboard, herringbone laid flooring, ceiling light, and door to a ground floor w/c.

#### GROUND FLOOR W/C

This is fitted with a two piece suite comprising of a low flush w/c, composite type wash hand basin, central heating radiator, tiled flooring, pvc double glazed window, ceiling light.

#### LOUNGE

18'0" x 17'6" max (5.49m x 5.33m max )  
An attractive dual aspect reception room, it has a feature multi-fuel burner set into a brick fireplace with timber over mantle, ornate central beam on display, coving, two ceiling lights, matching wall lights, and two central heating radiators.

#### DINING ROOM

18'10" x 16'3" max (5.74m x 4.95m max )  
From the hall, a broad opening leads to a separate dining room, this has a PVC double glazed window to the front, further PVC double glazed double opening doors which lead out onto the garden, vinyl flooring, double panel central heating radiator, central ceiling light.

#### BREAKFAST KITCHEN

17'3" x 16'3" max (5.26m x 4.95m max )  
A stunning modern breakfast kitchen recently remodelled and fitted with a range of contemporary high and low level units with grey high gloss cabinet door and a quartz diamante style work surface with a matching splashback. Integrated appliances include a five ring gas hob with wok burner, chimney style extractor hood, integrated combination style microwave oven, 'qettle' style boiling hot water tap, integrated fridge and an integrated dishwasher. There is also a separate food prep area with a further composite sink, mixer tap, an additional two ring gas hob and deep fat fryer with an extractor hood above. Three PVC double glazed windows to the side and rear, a pvc double glazed door,

central heating radiator, feature kick-board lighting, Karndean flooring, under cabinet lighting and spotlighting to the ceiling.

#### FIRST FLOOR ACOMMODATION

There is a staircase giving access to the first floor opening on to an L shaped landing with two large central heating radiators, PVC double glazed window, an access point into the loft and a deep inbuilt airing cupboard.

#### Bedroom 1

17'7" x 17'6" max (5.36m x 5.33m max )  
This has three PVC double glazed windows to the side elevations. There are a range of fitted wardrobes concealing hanging rail and storage, a double panel central heating radiator, central ceiling light, and a door leading to the en-suite bathroom.

#### EN-SUITE BATHROOM

This is fitted with a contemporary style free-standing bath with a mixer tap, wash basin and low flush w/c inset to bathroom furniture. Finished with tiled splashbacks, a vinyl flooring, contemporary towel rail/ radiator, wall mounted mirror, inset spotlight to the ceiling , extractor fan and a PVC double glazed window.

### BEDROOM 2

13'0" x 11'3" max (3.96m x 3.43m max )

This is a good sized second double bedroom, it has a PVC double glazed window with a beautiful outlook beyond. There are fitted wardrobes concealing hanging rail and storage, central heating radiator, and a ceiling light.

### BEDROOM 3

13'0" x 11'1" max (3.96m x 3.38m max )

This is a comfortable third double bedroom, it has a PVC double glazed window to the rear, fitted wardrobes, ceiling light, and a central heating radiator.

### BEDROOM 4

7'7" x 6'1" max (2.31m x 1.85m max )

This has a PVC double glazed window, central heating radiator, ceiling light and built in double wardrobe.

### OFFICE

This is a useful space at the top of the landing, there is a PVC double glazed window, inbuilt office style desk, wall lights and wall shelving.

### SHOWER ROOM

A large shower room all beautifully fitted with a walk-in frameless glass shower, a rainfall style shower head, wash basin and a low flush w/c. Laminate flooring, a contemporary towel rail/ radiator, PVC double glazed window, inset spotlight into the ceiling, extractor fan and a wall mirror.

### AGENTS NOTES:

TENURE - FREEHOLD

SERVICES - All mains services are connected.

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

HEATING - Air Source Heat Pump. Age of install.....

SOLAR PANELS - with a battery storage of 1.8 kwh. Which are owned.

COUNCIL TAX - Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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.

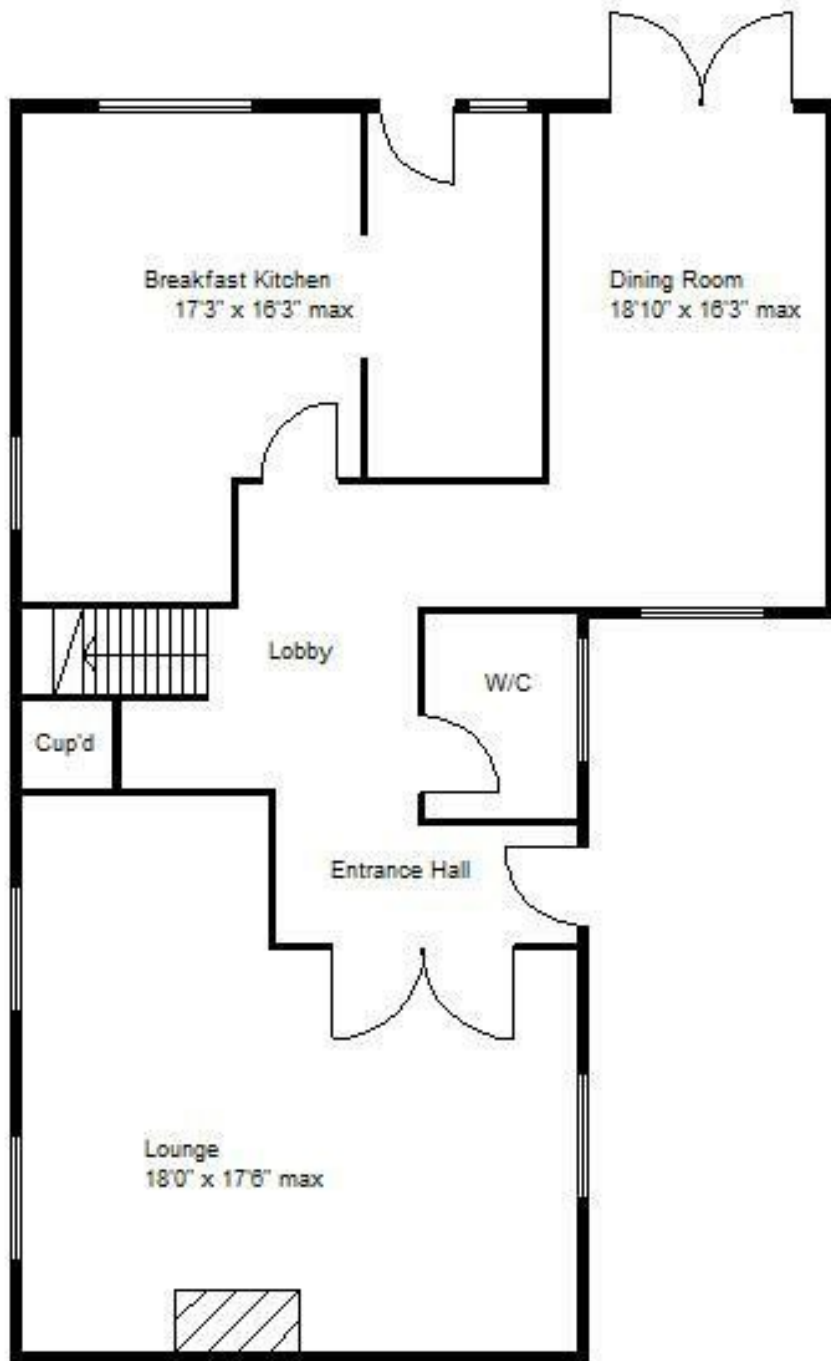
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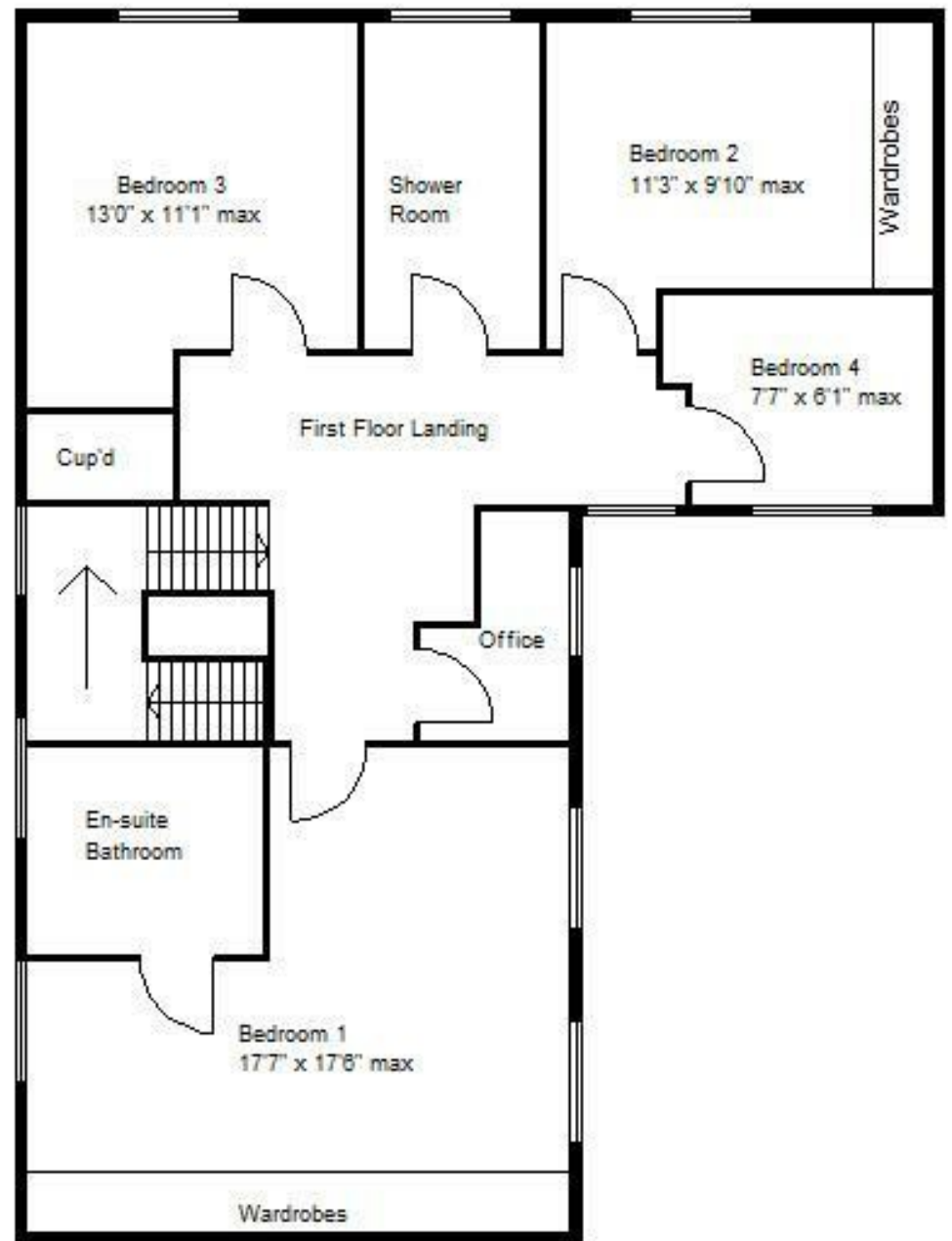
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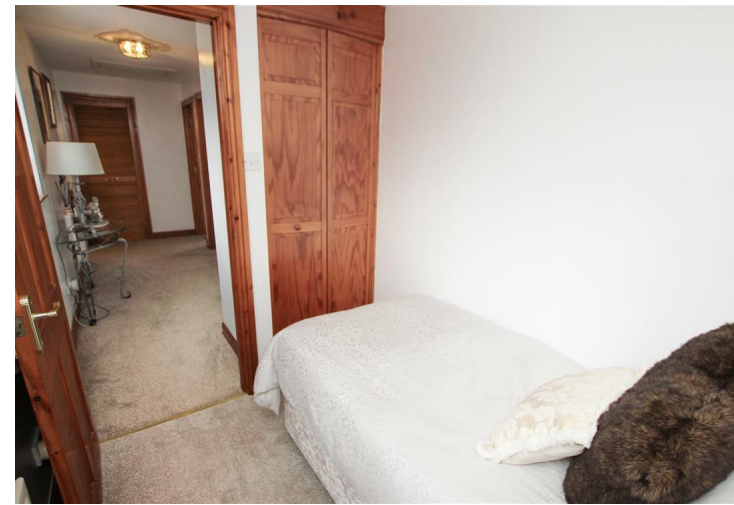
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



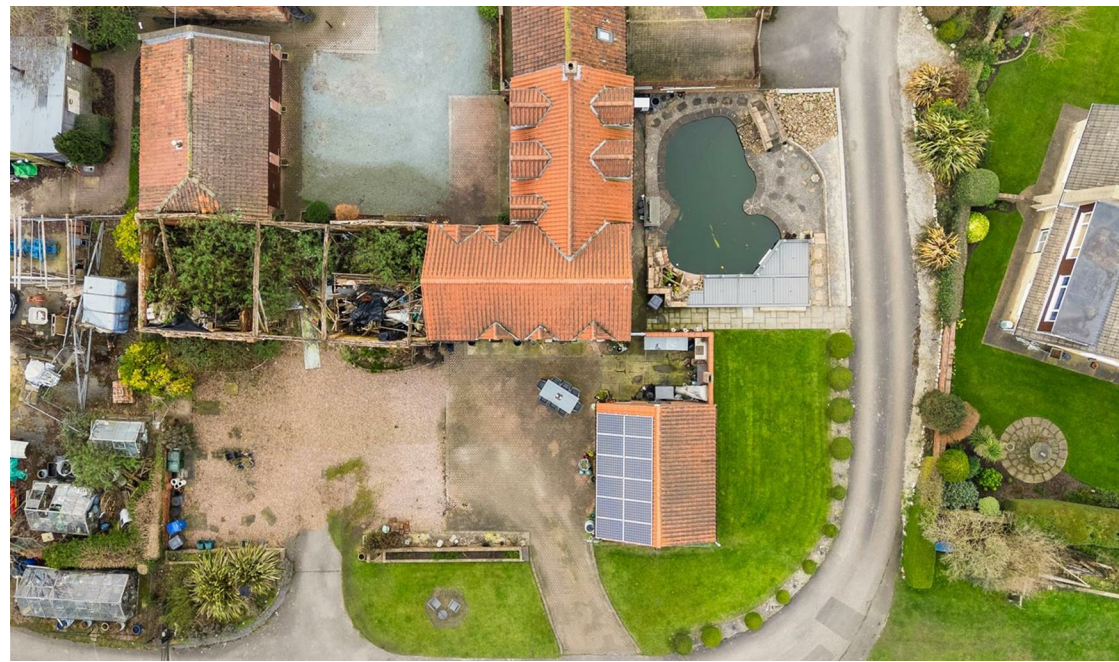
Ground Floor











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