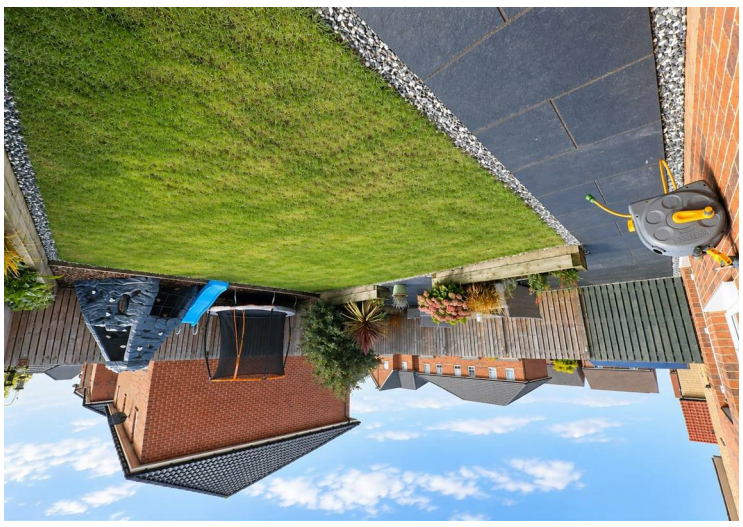
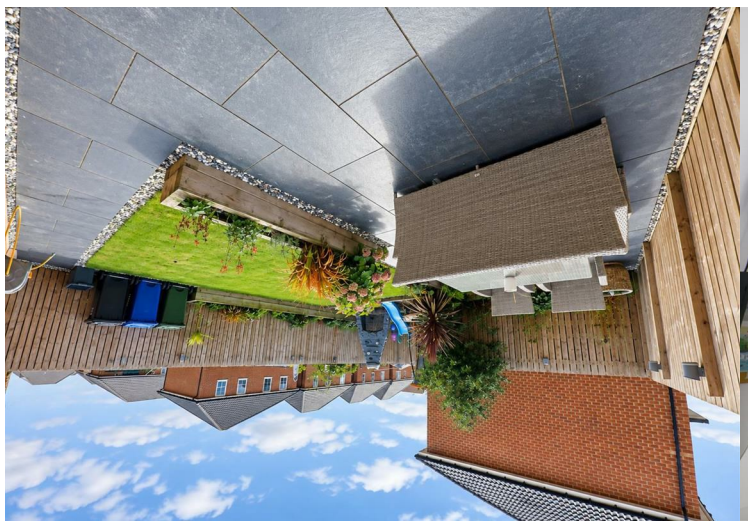

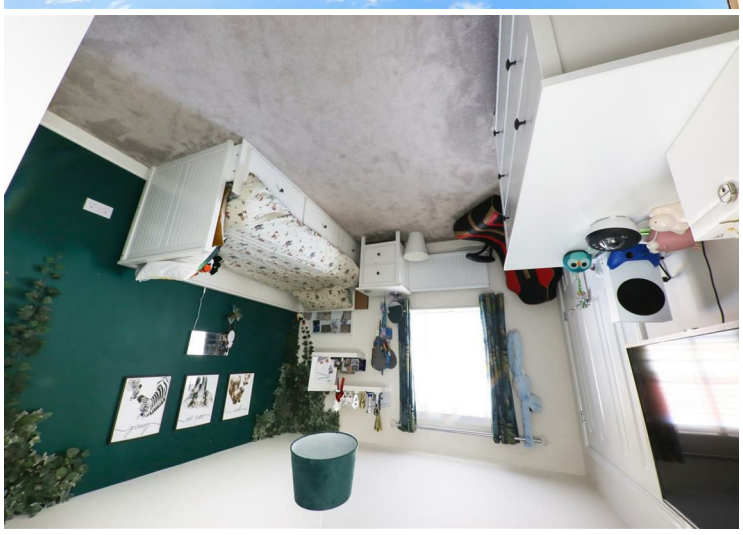
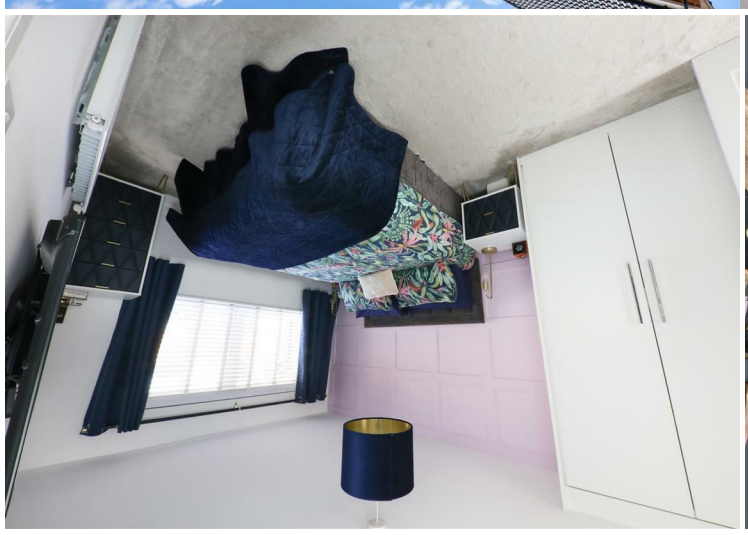
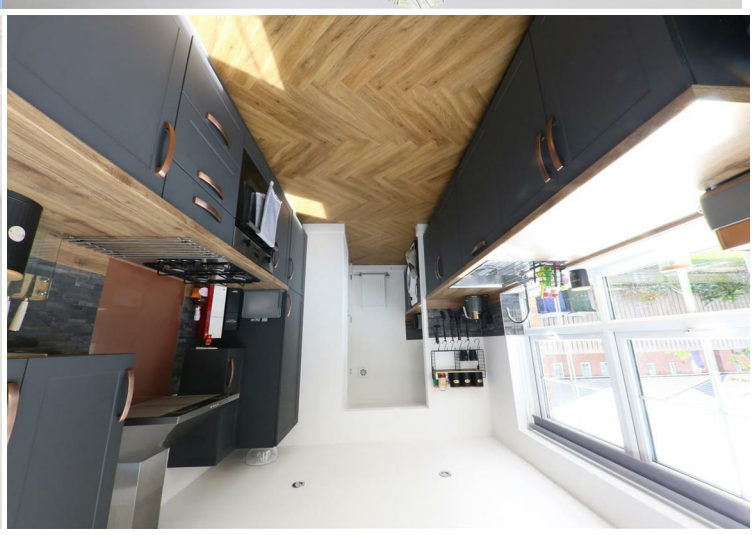

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of doncaster

Pippin Way, Hatfield, Doncaster, DN7 6EB
Asking Price £240,000

*****BUYERS LEGAL INCENTIVE*****

IMMACULATE 3 DOUBLE BEDROOM DETACHED HOUSE / CONTEMPORARY OPEN PLAN INTERIOR / DEEP GREY& COPPER KITCHEN / UTILITY & GFWC / EN-SUITE / LANDSCAPED REAR GARDEN / AMPLE OFF ROAD PARKING / PART CONVERTED GARAGE TO A GYM / LOVELY FAMILY HOME / EARLY VIEWING ESSENTIAL //

Located on this attractive development, a very spacious 3 double bedroom detached house. Immaculately presented with a contemporary open plan living space. Only 4 years old it has the benefits of a modern build, including the remainder of the builders warranty. It has pvc double glazing, gas central heating and briefly comprises: Entrance hall, spacious open plan lounge, a dining area with French doors onto the rear garden and a lovely modern kitchen finished with a grey and copper tone, including integrated appliances. Separate utility room and a ground floor wc. On the first floor there are 3 very good sized bedrooms, all will accommodate a double bed, the main bedroom has an en-suite shower room, plus a separate house bathroom. Outside the garden has been landscaped creating a great entertaining and play space. There is parking for two cars, EV charge point, the garage has been part converted to create a gym, with the remainder perfect for storage. Well placed with a chess to Hatfield centre shopping, pubs and eateries, plus access to the M18 and motorway networks. Definitely one to view.

ACCOMMODATION
A canopy gives shelter to a composite style double glazed entrance door and leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, a central heating radiator, central ceiling light and smoke alarm. A panelled door, which can be found throughout the remainder of the property leads through into a contemporary open plan lounge dining kitchen arrangement.

LOUNGE AREA
14'2" x 10'1" (4.32m x 3.07m)
The lounge is a good size, it has a broad PVC double glazed window to the front, a double panel central heating radiator, LVT style flooring, central ceiling light and a deep understairs storage cupboard with additional door which leads into a now gym or possible home office.

OPEN PLAN DINING KITCHEN
16'8" x 8'2" (5.08m x 2.49m)
Within the dining area there is a continuation of the LVT flooring, a double panel central heating radiator, feature pendant light, two PVC double glazed double opening French doors which lead out into the property's garden.

KITCHEN
The kitchen is smartly finished with a very contemporary theme, including a deep grey coloured cabinet door finished with contrasting copper handles and an oak style work surface. There's a four ring gas hob with a copper toned glass splashback, an extractor hood above and an integrated oven. there's also integrated dishwasher, fridge freezer and a single stainless steel sink unit with mixer tap. A pvc double glazed window, LVT flooring and inset spotlighting to the ceiling.

UTILITY
Fitted with a range of coordinating units, there's plumbing for automatic washing machine, a central heating radiator, PVC double glazed window, inset spot lighting to the ceiling and an extractor fan.

CLOAKS/ WC
Finished with a modern two-piece white suite that comprises of a low flush WC, corner wash hand basin, a continuation of the LVT flooring, a central heating radiator, a PVC double glazed window and a central ceiling light.

GYM
10'2" x 9'0" (3.10m x 2.74m)
This has been formed with a door from the understairs to the rear part of the garage, it is a gym today but could easily be a home office.

FIRST FLOOR LANDING
There is a central ceiling light, smoke alarm and doors to bedrooms and bathroom.

BEDROOM 1
14'3" x 9'0" (4.34m x 2.74m)
A lovely double bedroom, it has a PVC double glazed window to the front, feature paneling to one wall, central heating radiator, built-in wardrobes, central ceiling light. and a door into an en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a modern suite that comprises of a shower enclosure with mains plumbed thermostatic shower, a pedestal wash hand basin and a low flush WC. There's a PVC double glazed window, extractor fan, spot lighting inset to the ceiling and a vinyl floor covering.

BEDROOM 2
11'10 x 10'1" (3.61m x 3.07m)
A good size second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a deep built-in cupboard and further additional built-in wardrobes. There's an access point at the loft space and a central ceiling light.

BEDROOM 3
10'9" x 8'10" (3.28m x 2.69m)
Bedroom three, a comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator, fitted bedroom furniture and a central ceiling light.

BATHROOM
Fitted with a modern white suite that comprises of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand basin and low flush WC. There is a vinyl floor covering, a chrome towel rail/ radiator, inset spot lighting to the ceiling, an extractor fan and a PVC double glazed window.

OUTSIDE
Outside to the front of the property there is a block paved driveway which provides car standing for two cars side by side and in turn leads to a brick garage, (subdivided, so providing storage to the front) The remaining garden is set to lawn with decorative hedging to the perimeter,

REAR GARDEN
To the rear, there is a lovely enclosed garden which has been landscaped. There is a lovely paved patio area finished with a Kota Blue limestone, a large square lawn with raised sleeper borders stocked with decorative shrubs and plants with a soft play area to the far end, perfect for children.

AGENTS NOTES:
TENURE - FREEHOLD - Estate charge £ tbc.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Installed 2022

HEATING - Gas radiator central heating. Age of boiler, installed 2022

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

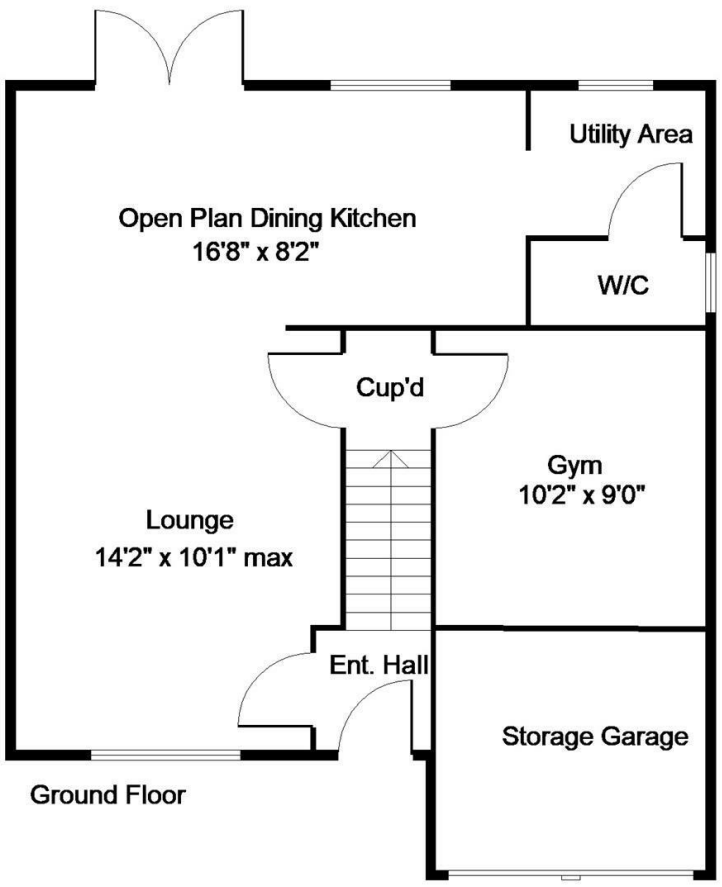
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

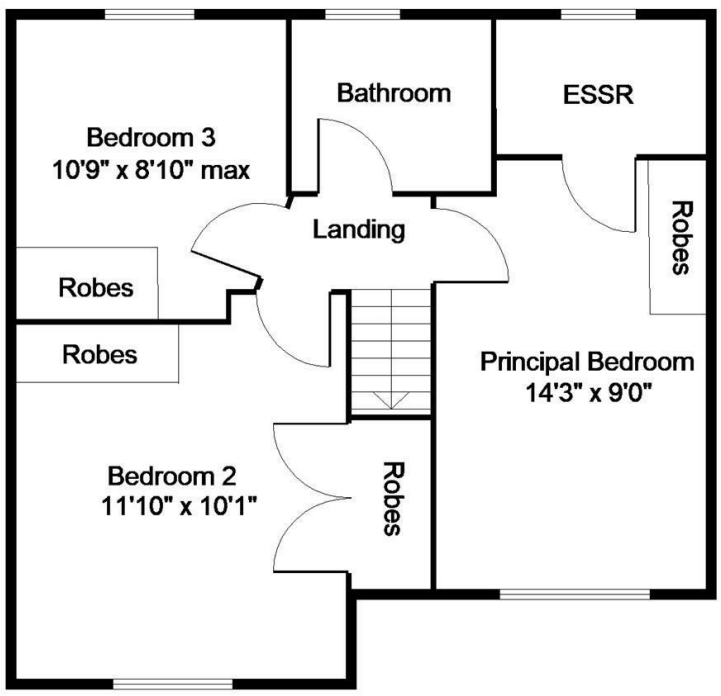
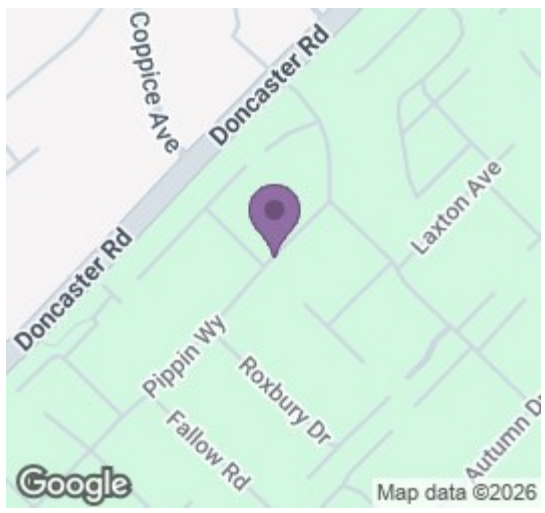
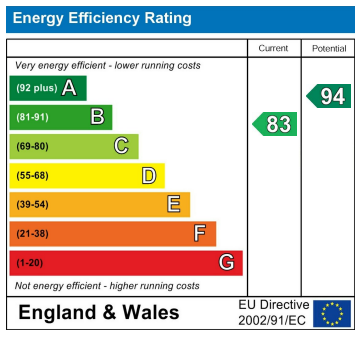
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor