



**Hawthorne House Main Street
Hatfield Woodhouse DN7 6NF**

Offers Around £240,000

FREEHOLD

VIEWING ESSENTIAL - Unique and full character this **THREE** bedroom detached house even has a grand sweeping staircase. Lounge, Dining area and Kitchen. Utility Porch. Brick Garage. Ample off road parking. Private rear garden. Sought after village. **NO UPWARD CHAIN INVOLVED.**



- LARGE THREE BEDROOM DETACHED HOUSE • Individual and full of character • Lounge, Kitchen and Dining area

ENTRANCE HALL

14'4" x 8'10"

Side UPVC double glazed entrance door. Three side facing UPVC double glazed windows. Open access into the kitchen and dining area and door into the lounge and hallway.

Laminate floor. Radiator.

LOUNGE

17'3" x 10'11"

Front facing UPVC double glazed bow window and two side facing UPVC double glazed windows. Feature timber fireplace with marble hearth and inset to an electric coal effect gas fire. Wall lights. Radiator.

KITCHEN

12'0" x 9'4"

Rear facing single glazed window and single glazed door into the porch/utility with open serving hatch into the dining area.

Fitted with a range of white wall and base units with black granite effect worksurfaces incorporating a ceramic sink and drainer and tiled splashbacks. Integrated electric oven and four ring gas. Cupboard housing the concealed fridge.

PORCH/UTILITY

11'2" x 4'2"

UPVC double glazed entrance door and single glazed windows. Space and plumbing for washing machine.

DINING AREA

12'9" x 5'11"

Glazed door into the hall and bi-fold door into the storage cupboard.

STORAGE CUPBOARD

4'7" x 3'7"

HALL

7'10" x 7'10"

Front facing UPVC double glazed window. Stunning feature sweeping balustrade staircase leading to the first floor with understairs storage cupboard below. Radiator. This area could also lend itself to be used as a study area.

LANDING

Front UPVC double glazed window. Doors off to all rooms.

BEDROOM ONE

10'11" x 10'6"

Front facing UPVC double glazed window. Radiator.



- Large hallway • Grand sweeping staircase • Brick Garage, Ample driveway parking • Private rear garden • Sought after village • NO UPWARD CHAIN INVOLVED • VIEWING ESSENTIAL

BEDROOM TWO

9'6" x 9'4"

Rear facing UPVC double glazed window. Radiator. Large built-in storage cupboard.

BEDROOM THREE

10'11" x 6'11"

Side facing UPVC double glazed window. Radiator.

BATHROOM

14'3" x 5'4"

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a sunken corner bath, PVC panelled shower cubicle with electric shower, vanity wash hand basin and w.c. Wall mounted gas combi central heating boiler.

Radiator.

OUTSIDE

The property is set behind a brick boundary wall with wrought iron railings which leads onto a large block paved driveway providing ample off road parking and leading to the detached brick garage. A gate to the side gives access into the rear garden.

GARAGE

18'2" x 10'2"

Front double timber access doors and side pedestrian door leading into the garden. Electric light and power installed.

The rear garden has been gravelled for low maintenance with timber panelled fencing and raised decked area.

NO UPWARD CHAIN INVOLVED





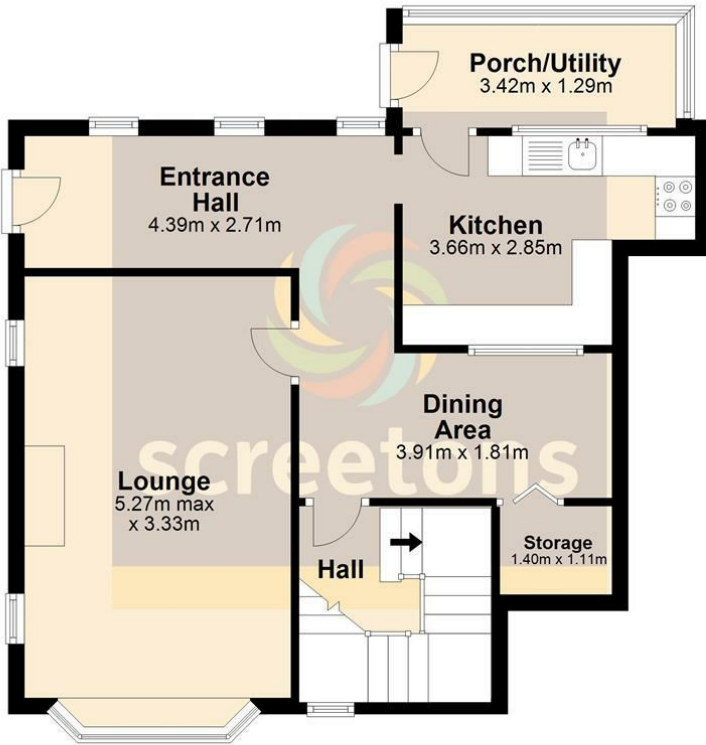


Additional Information

Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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