



9 Roseberry Avenue  
Hatfield DN7 6JW

Offers Over £250,000

**FREEHOLD**

**VIEWING ESSENTIAL.** Extended FOUR BEDROOM semi-detached house with option to create fifth bedroom, offering huge scope. Large lawned rear garden. Ideal family sized house. Hall, Lounge, Dining room, Kitchen, Sun room & W.C. Attached garage. Owned solar panels. Popular residential area.



- EXTENDED FOUR BEDROOM SEMI-DETACHED • Extended hall, Lounge, Dining room • Fitted kitchen, Sun room, G/floor w.c.

### EXTENDED ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed windows. Radiator. Staircase leading to the first floor. Glazed door into the lounge.

### LOUNGE

15'4" x 12'6"

Front facing UPVC double glazed window. Slate tiled hearth with gas fire. Radiator. Stone archway leading into the dining room.

### DINING ROOM

11'4" x 9'10"

Rear facing UPVC double glazed window. Radiator. Open access into the kitchen.

### KITCHEN

11'4" x 8'6"

Rear facing UPVC double glazed window and UPVC double glazed entrance door leading into the sun room. Fitted with a range of oak wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Free standing 5 ring gas range style cooker with stainless steel extractor hood above. Space for dishwasher and fridge. Tiled floor.



### SUN ROOM

12'2" x 11'0"

Rear facing UPVC double glazed French doors leading into the garden with adjoining UPVC double glazed windows. UPVC double glazed door leading into the w.c and also into the garage. Radiator. Electric power points.

### W.C

5'3" x 3'8"

Rear facing UPVC double glazed window. Fitted with a white w.c.

### LANDING

Doors off to all rooms. Loft access point.

### BEDROOM ONE

12'2" x 10'5"

Front facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

### BEDROOM TWO

10'5" x 9'11"

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



- UPVC double glazed
- Gas central heating, Owned solar panels
- Option to create fifth bedroom
- Large lawned rear garden

### BEDROOM THREE

7'11" x 6'9"

Front facing UPVC double glazed window. Built-in storage cupboard. Radiator.

### BEDROOM FOUR/MULTI- USE ROOM

17'8" x 11'8"

Currently used as an extra lounge but could easily be divided to create two bedrooms. Front and rear UPVC double glazed windows. Two radiators. Built-in storage cupboard.

### SHOWER ROOM

7'11" x 5'4"

Rear facing UPVC double glazed window. Fitted with a double shower cubicle with glass screen, PVC panelled walls and an electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

### OUTSIDE

There is a lawned front garden with feature Palm tree and established shrubs, wrought iron railings and a concrete driveway providing off road parking and leading to the garage.

### GARAGE

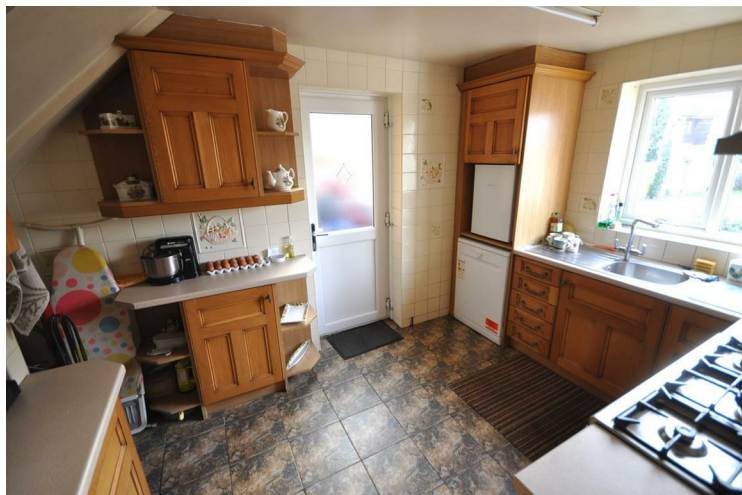
17'8" x 11'8"

Front UPVC double glazed entrance door and UPVC double glazed double doors with side panels now replacing the garage door but could be changed back if required. Electric light and power. Plumbing for washing machine. Wall mounted gas combi central heating boiler. Internal door through to the sun room. Also housing the solar battery storage new in 2024 together with a new converter fitted in 2024.

The rear garden is a generous large size with lawn, timber panelled fencing, ornamental pond, paved patio, greenhouse and former dog kennels/storage to the bottom of the garden. An outside cold water tap is fitted.

### SOLAR PANELS

Solar panels are fitted which are owned and not leased, they provide great savings and also an income, with the added benefit of storage batteries.



- Driveway and garage
- Viewing essential to appreciate size
- Extending to approx. 121.7 sq.m (excluding garage)



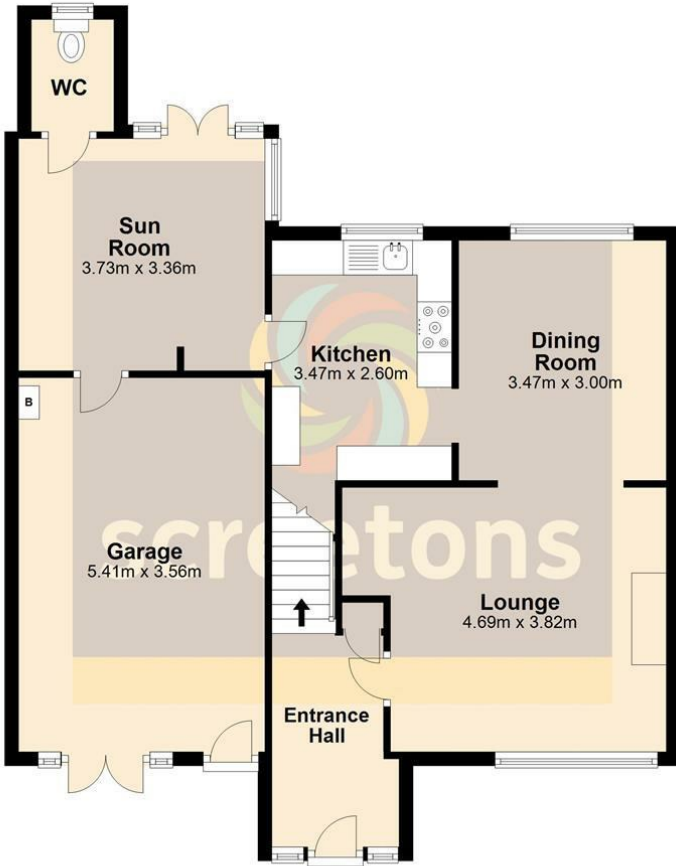


## Additional Information

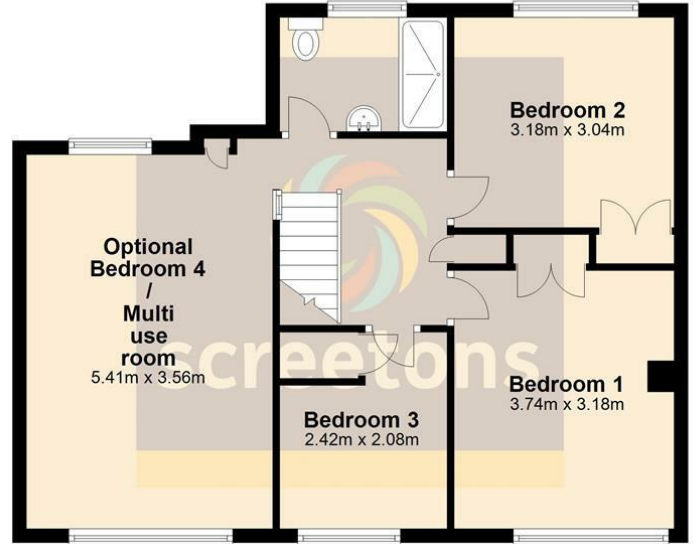
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	90
(69-80) C			
(55-68) D			
(39-54) E			
(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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