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Hatchell Drive, Doncaster £595,000

6 Hatchell Drive, Doncaster, DN4 6SH

***** OFFERS IN THE REGION OF £620,000 *****

This is generously proportioned chalet style bungalow sits in this highly sort after residential suburb of Doncaster. The bungalow deceives from the outside but will definitely impress from the inside where the accommodation benefits from pvc double glazing throughout and gas fired central heating. The accommodation comprises: Reception hall, large sitting room, bedroom/dining room, ground floor shower room, open plan living dining kitchen extending over to 28 feet in width and utility room. A reclaimed Oak staircase gives access to the first floor landing where the remaining accommodation comprises: Principle bedroom with en-suite bathroom, two further large double bedrooms and a main house bathroom.

Outside the property has a nice deep frontage with ample off street parking for many vehicles plus an enclosed rear garden and detached garage. The location of the bungalow affords it excellent access to a wealth of local amenities including schools, main roads including the Great Yorkshire Way, bus routes, transport links and even Doncaster City Centre which is only a short car drive away. All in all a wonderful property which must be viewed to appreciate both the size and the finish on offer. **VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION

A double glazed composite style door with double glazed side screen gives access to reception hall.

RECEPTION HALL

Fitted with two double panel central heating radiators with wood style laminated flooring, spotlights inset to the ceiling, doors leading off to the ground floor accommodation and a beautiful Oak staircase rising to the first floor with a built-in understairs cupboard.

SITTING ROOM

17'8" x 12'7" (5.38m x 3.84m)

This is a really nice size and has a pvc double glazed window to the front with wood style laminated flooring continued through from the entrance hall, central heating radiator and lantern style lighting feature created by the owner at the point of build plus coving to the ceiling.

DINING ROOM

12'0" x 8'11" (3.66m x 2.72m)

There is a pvc double glazed window to the front, wood style laminated flooring continued through from

the entrance hall, double panel radiator plus built-in storage with shelving and a matching cupboard housing the gas combination boiler.

OPEN PLAN LIVING/DINING KITCHEN

28'07" x 15'5" (8.71m x 4.70m)

Double doors with fluted glass open up to this fantastic room at the rear of the house, it extends to the full width of the property and is a room that most people these days are looking to have in their homes. The kitchen area has a range of Shaka style wall mounted cupboards and base units with an attractive Corian work surface incorporating 1½ bowl stainless steel sink with a Range cooker supplied with gas and electric points plus space for a fridge freezer, there is also a lovely island which creates a breakfast bar which has matching units and an eye catching granite surface. There is laminated floor continued through from the entrance hall, plenty of space for a dining table if required plus at the far end of this space the owner has created another kind of living room area which is suitable for a television and suite. It has pvc double glazed bi-fold doors giving access into the rear plus a pvc double glazed window from the sink area,

three double panel radiators, spotlights inset to the ceiling.

UTILITY ROOM

9'0" x 7'2" (2.74m x 2.18m)

This has a single bowl sink with mixer tap and oak style roll edge work surface incorporating an appliance recess for a washing machine, there is also a base unit with ceramic tile floor, double panel radiator, further open plan storage and pvc double glazed door and window to the side elevation.

GROUND FLOOR SHOWER ROOM

8'9" x 5'4" (2.67m x 1.63m)

Immaculately presented, this offers good flexibility as there is a further two bathrooms to the first floor but the ground floor shower room has a double width shower cubicle with a wall mounted electric shower, low flush w/c and wash hand basins set into a wall mounted vanity unit with a dark wood finish. There is a pvc double glazed window to the side, there is aquamarine ceramic tiling to the shower cubicle and splashback areas and further decorative ceramic tiling to the floor. The suite is all nicely finished with chrome

style fittings including a wall mounted heated towel rail. As previously mentioned an Oak staircase leads from the reception hall up to the first floor landing.

FIRST FLOOR LANDING

16'0" x 8'8" (4.88m x 2.64m)
With central heating radiator, pvc double glazed window to the side, access to the roof void and doors leading off to the remaining accommodation.

PRINCIPAL BEDROOM

15'10" x 12'4" (4.83m x 3.76m)
This is a lovely size double room with a pvc double glazed window to the side elevation and fixed wardrobe.

EN-SUITE BATHROOM

11'6" x 8'2" (3.51m x 2.49m)
Again a really generous sized en-suite bathroom which has a suite comprising low flush w/c, table top wash hand basin with vanity unit below and a free standing claw foot bath with a roll top edge. Again the suite is all nicely finished with chrome style fittings including Victorian style mixer tap and shower head attached for the roll top bath. Double glazed velux style window to the front, ceramic style floor, double panel radiator and spotlights inset to the ceiling.

BEDROOM 2

12'9" x 10'11" (3.89m x 3.33m)
A well proportioned double room with pvc double glazed window to the side, central heating radiator and open plan storage providing hanging rail and shelving space.

BEDROOM 3

11'5" x 9'6" (3.48m x 2.90m)
This is really well proportioned double room and has a PVC double glazed window to the side with central heating radiator and wood style laminated flooring.

PRINCIPLE BATHROOM

11'5" x 8'10" (3.48m x 2.69m)
Again the generous proportions of this room immediately jump to mind, it has a four piece suite comprising: low flush w/c, double shower cubicle with a main shower, wash hand basin set into a handmade

vintage style wash table and once again a stylish and modern free standing bath with chrome mixer tap and shower head. There is Herringbone style tiling to the shower cubicle and further ceramic tiling to the floor with double panel radiator, spotlights inset to the ceiling and pvc double glazed window to the side.

OUTSIDE

To the front of the property there is a large front garden/forecourt, the majority of it is block paved in a nice sandstone colour. There has been a hard standing created to accommodate a large double garage if required plus a shaped lawn with concrete posts and timber fencing with gravel borders to the boundaries. Double iron gates lead to the side of the property where there is access into the side entrance and leads on to the single garage and the rear garden.

ENTRANCE DOOR

There is a lovely entrance Portico with columns either side and a ceramic tiled area creating an overall eye bcatching feature.

GARAGE

The detached garage is of brick construction with a pitched Rosemary tiled roof, it has an up and over door to the front with light an electricity supplied and a personnel door to the side.

REAR GARDEN

There is a block paved stone style patio which leads to a shaped lawn which had decorative beds stocked with a nice variety of flowering plants, shrubs and bushes. To the far end of the garden there is a further paved patio area with timber pergola and again concrete posts and timber fencing to the outer boundary plus a timber storage shed.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band E

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

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

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

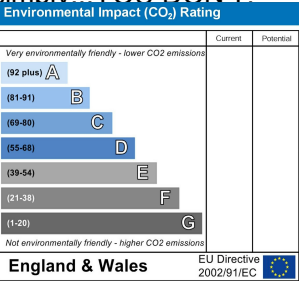
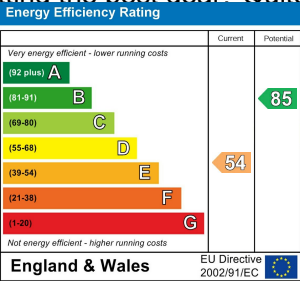
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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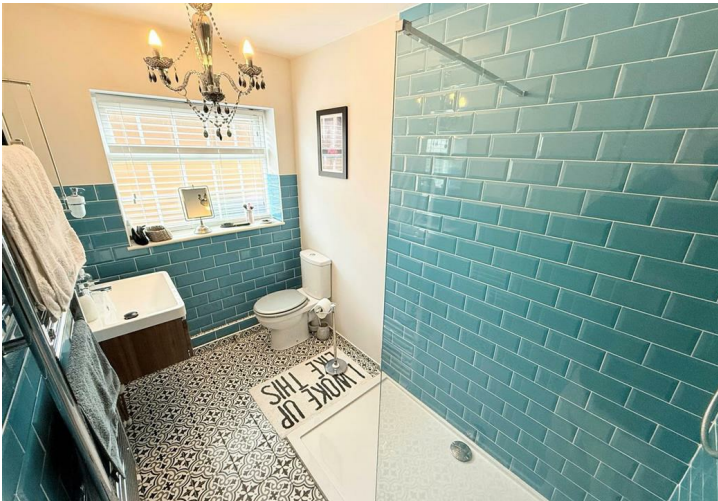
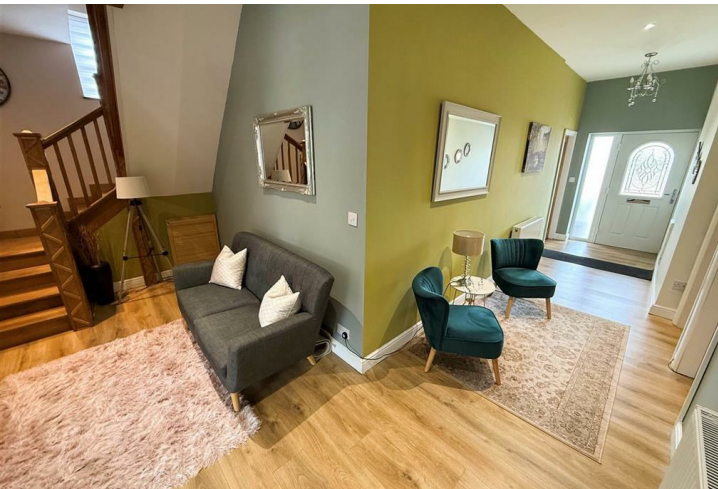
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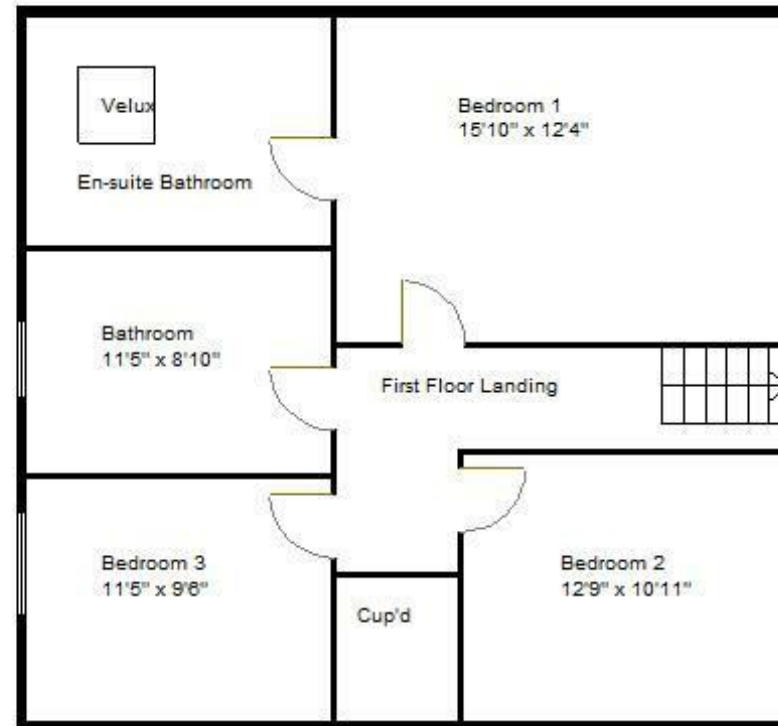








Ground Floor



First Floor



