



## Ash Hill Crescent, Hatfield, Doncaster

OIRO £215,000



Freehold | EPC rating: U

- Three bedroom Detached House
- Prime Village Location
- Conservatory

- Short stroll to all amenities including Doctors and schooling
- Well Proportioned family home with



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## Description

This Three bedroom detached family home is situated on a highly regarded road in Hatfield's attractive village, which boasts lots of useful amenities, including, schooling, doctors, pubs, wine bars, waterpark, nature reserve and much much more.

Having entrance hallway, lounge and dining room, CONSERVATORY, kitchen, upstairs there are three good sized bedrooms and family bathroom with shower over the bath.

The exterior has an ample driveway leading to garage and pleasant front and rear garden with mature shrubbery and lawns.

Hatfield is a firm family favourite for a wide audience of buyer because what ever you are into there is something for all ages, this trendy village enjoys a well deserved reputation!

## Photographs



## Entrance/Hallway

Access via uPVC front double glazed door with patterned glass panel to the top and a full length glass panel to the side, fitted carpet radiator and power point.

## Lounge

Fitted carpet, front facing uPVC double glazed window, coving to the ceiling, gas fire with surround and marble effect hearth, feature chimney breast, wall lights, radiator and ample power points.

*11.1ft x 13.1ft (3.39m x 4m)*

## Conservatory

Tiled flooring, fifty pence shape, brick and plastic construction, power points, uPVC double glazed window and door leading to the outside.

## Bedroom One

Fitted carpet, rear facing uPVC double glazed window, coving to the ceiling, built in wardrobes, radiator and power points.

*11.1ft x 10ft (3.37m x 3.05m)*

## Bedroom Three

Fitted carpet, front facing uPVC double glazed window, coving to the ceiling, built in cupboard, radiator and ample power points.

*7.2ft x 7.2ft (2.19m x 2.19m)*

## Exterior

To the rear there is a patio area, shaped lawn, borders with mature shrubs, single garage with power and lights, outside tap and lights. To the front is mainly laid to lawned with shrubs and flowers beds and a driveway leading to the garage for ample cars.

## Kitchen

Access via side uPVC double glazed door with obscure glass panel to the top, rear and side facing uPVC double glazed window, tiled floor, white wooden wall and base units, one and a half stainless steel sink and drainer with mixer tap, complimentary work surface, four ring gas hob and electric oven, partially tiled walls, understairs storage cupboard housing the fuse box and electric meter. Ample power points

*8.6ft x 8ft (2.61m x 2.43m)*

## Dining area

Fitted carpet, coving to the ceiling, sliding doors to the conservatory, radiator and ample power points.

*9.2ft x 8.6ft (2.81m x 2.62m)*

## Stairs/Landing

Fitted carpet, hand rail, side facing uPVC double glazed window, loft access which is partially boarded, radiator and power socket.

## Bedroom Two

Laminate flooring, front facing uPVC double glazed window, coving to the ceiling, radiator built in cupboard and ample power points.

*10.8ft x 10ft (3.3m x 3.05m)*

## Bathroom

Tiles flooring, rear facing uPVC obscure glass double glazed window, fully tiled walls, campaign suite, bath, electric over head shower, wash hand basin, WC, coving to the ceiling and a radiator.

More photographs



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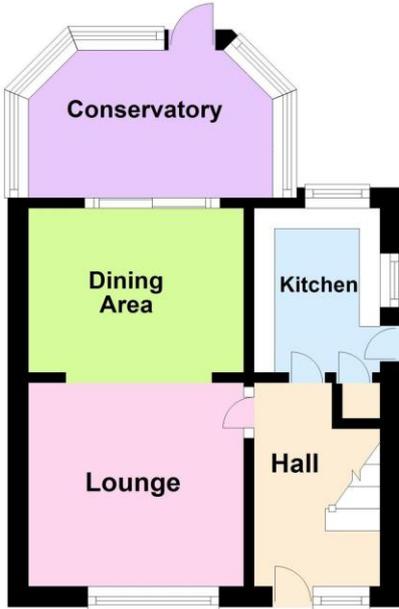
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# Floorplan

## Ground Floor



## First Floor



## Map

