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## Ancient Lane, Hatfield Woodhouse, Doncaster



### OIRO £399,995

- Impressive Detached Bungalow
- Garden Wrapped Around the property
- Open Plan kitchen/diner with Island
- Hot Tub & Summer Houses included
- Bi-fold doors and Skylights
- Master Bedroom with Dressing Area & En-suite
- Freehold
- EPC rating D



WANT LUXURY AND QUALITY??? THEN LOOK NO FURTHER ..... THIS PROPERTY DELIVERS ....Here with have a potential downsize with no compromise in Hatfield Woodhouse!!!! Unique & Prestigious detached Bungalow tucked away in lovely secluded spot.

The main features and benefits include:- open plan kitchen/diner with island and log burner, dual aspect with two skylights, sun room, master bedroom with high ceilings and dressing area and en-suite. There is house bathroom with shower over the P shaped bath and back bedroom opening out to hot tub area.

USEABLE LOFT SPACE WITH WINDOW OVERLOOKING THE GARDEN!!!





The grounds are impressive with the finely manicured garden being wrapped around the property, having indian stone patio, artificial grass, hot tub, summer house, double garage with an electric door, to the front this is on the south and is a real suntrap, composite decking, electric awning, lawn, fire pit and further shed.

**CCTV and alarm. NO CHAIN !**

**Rear entrance/Hallway**

Accessed via composite door with glass panelling, tiled floor, leading to kitchen diner, family bathroom and rear bedroom.

**Kitchen/diner 6.11m x 6.73m (20'0" x 22'1")**

Tiled flooring, rear facing uPVC double glazed window, triple electric sky light, range of wall and base units with quartz work surface including separate island unit incorporating breakfast bar, one and a half bowl sink with mixer tap, integrated double oven, four ring gas hob and overhead extractor fan and glass splash back, ample power points, space for American style fridge freezer, integrated wine cooler, dishwasher and fridge freezer, Washer/dryer, spot lights to the ceiling and plinth lighting. The dining area provides access to the loft, has a flat panelled radiator.

**Sun Room 3.12m x 4.55m (10'2" x 14'11")**

Engineered oak flooring, coving to the ceiling, rear facing aluminium bifold doors, side facing uPVC double glazed window, large skylight, slate tiled chimney breast housing log burner, radiator, ample power points.

**Master Bedroom 4.62m x 4.61m (15'2" x 15'1")**

Engineered oak flooring, front facing uPVC double glazed patio doors, flat panelled radiator.

**Dressing Room/En-suite 6.09m x 1.38m (20'0" x 4'6")**

Under floor heating, tiled floor, side facing uPVC double glazed window, WC, floating sink with built in furniture, double walk in shower cubicle with both hand held and over head shower fitment, partially tiled walls, wall mounted vanity unit with lighting.





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## Bedroom Two 3.07m x 4.27m (10'1" x 14'0")

Fitted carpet, rear facing uPVC double glazed patio doors and side facing uPVC double glazed window, radiator, built in wardrobes and ample power points.

## Bathroom

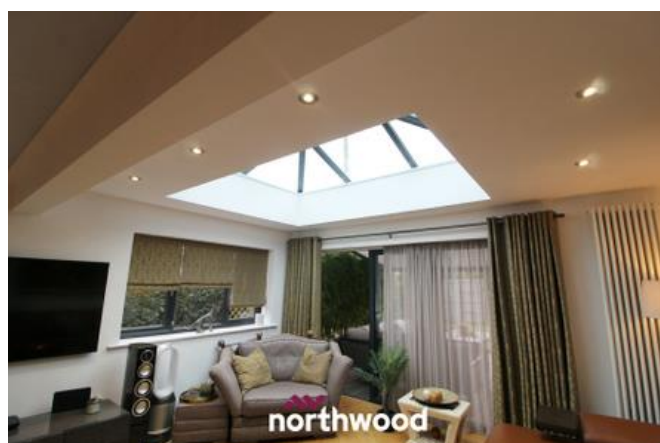
Tiled flooring with under floor heating, sink with fitted furniture, partial tiling to the walls, heated towel rail, P shaped bath with shower above, and glass screen, WC, further bathroom furniture.

## Exterior

The rear of the property is accessed via block paved driveway, sizeable Indian stone patio area, artificial grass area, borders with trees, shrubs and plants. Double garage has additional side entrance door, electric car charging point. Included in the sale is the hot tub and summer house. to the front there is composite decking, water feature arranged flowerbeds a further summer house and electric sun blind.

## Disclaimer

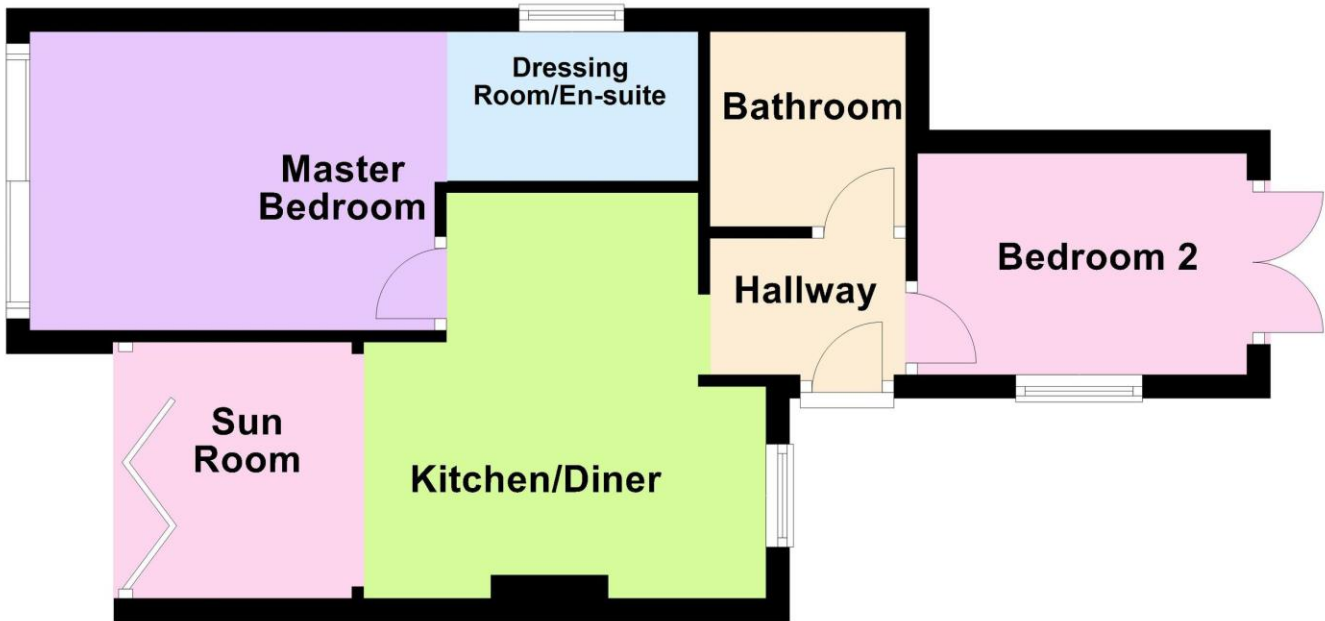
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## Ground Floor



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