



Arlington Road, Hatfield, Doncaster



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OIRO £300,000

- Beautiful Large kitchen with island
- Proximity to public transport and local amenities
- Master bedroom with ensuite
- Near parks and green spaces
- Bright reception room
- Modern fully fitted bathroom
- Freehold
- EPC rating B



Welcome to this beautifully presented, detached 4-bedroom house, up for sale and waiting to become your family's new sanctuary! The house is neutrally decorated, offering a warm, inviting atmosphere that's ready to be filled with your own personal touches.

The reception room is a cosy haven with large windows that let in plenty of light, creating a bright and airy feel that's further enhanced by a fantastic electric fireplace. It's a separate room, making it perfect for relaxing evenings or entertaining guests.

The heart of the home is undoubtedly the large kitchen, which comes complete with a kitchen island, breakfast area, and an abundance of storage. Plenty of natural light enhances the space, making it perfect for family meals and entertaining friends. The kitchen also has direct access to the garden through patio doors, adding a seamless flow from indoors to outdoors.



The four bedrooms offer plenty of space, with the master bedroom boasting an ensuite bathroom. It's spacious and airy, providing a tranquil retreat at the end of the day. The three other bedrooms are also doubles, with one being a small double.

The house boasts a fully fitted modern bathroom, ensuring everyone has their own space in the morning rush. Downstairs, there's also a handy WC for guests.

Outside, you'll find a garden with a BBQ area and patio, perfect for summer gatherings. The garage has been converted into a games room or home office and comes equipped with electricity. If you prefer, it can also be used for additional storage.

Located in a sought-after urban area, the house is close to public transport links, schools, local amenities, and green spaces. It's perfect for families who love the outdoors, with nearby parks, walking routes, and cycling routes adding to its appeal.

This delightful house is waiting to welcome its new owners. Could that be you?

Living room 3.39m x 4.81m (11'1" x 15'10")

Kitchen Diner 3.36m x 6.02m (11'0" x 19'10")

Hallway



WC

Stairs landing

Bedroom one 3.45m x 3.88m (11'4" x 12'8")

En-suite

Bedroom two 2.57m x 3.26m (8'5" x 10'8")

Bedroom Three 3.37m x 2.33m (11'1" x 7'7")

Bedroom four 2.78m x 3.09m (9'1" x 10'1")





Disclaimer

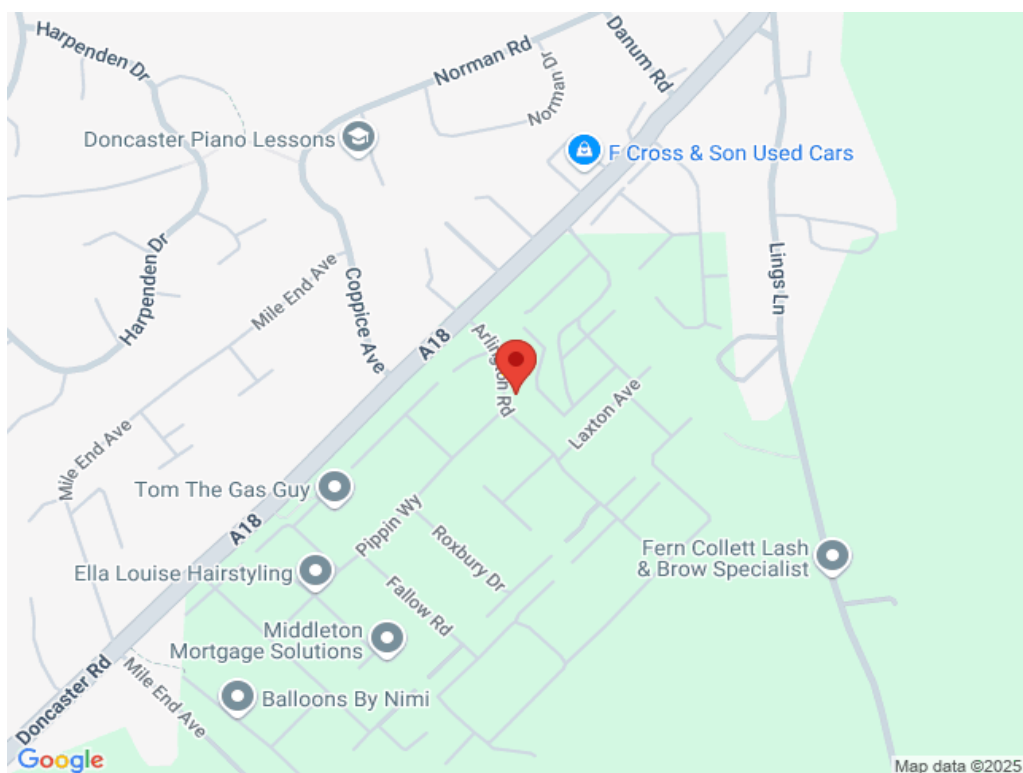
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AML

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