



## Victoria Avenue, Hatfield, Doncaster



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**OIRO £260,000**

- No upward Chain!
- Three DOUBLE Bedrooms
- Newly Fitted Tasteful Kitchen
- Newly installed Stylish Bathroom & Separate WC
- Garage & ample driveway
- Light & Inviting Entrance Hallway
- Open aspect to rear (overlooking farmland)
- Move In Ready!
- Freehold
- Great Local Amenities & Transport Links
- EPC rating D





Presenting this immaculate detached bungalow, perfect for those seeking a welcoming home in a truly sought after location. Set within a friendly community, this beautifully presented property is ready for you to move straight in and enjoy.

Step inside, and you're greeted by a bright and inviting entrance hallway. Large windows fill the space in the lounge with natural light, while an elegant fireplace serves as a lovely focal point, creating a cosy spot to unwind or entertain guests. The newly fitted kitchen is designed with both style and practicality in mind, making meal preparations a delight.

There are two double bedrooms, each offering a peaceful retreat and ample space to personalise and a versatile third bedroom which could also be used as a formal dining room. The family bathroom is modern, featuring a bath with a shower above - ideal for leisurely soaks or quick morning routines and additionally boasting a separate WC.



Outside, this bungalow really shines. A generous garden offers plenty of space for relaxing, gardening, or alfresco dining with family and friends. Additional perks include private parking and a single garage, providing secure storage for vehicles or outdoor equipment. Open aspect to the rear, overlooking farmland.

Situated within easy reach of public transport links and close to a range of local amenities, everything you need is right on your doorstep. With scenic walking routes nearby, it's the ideal blend of convenience and nature.

This charming bungalow is a rare find and sure to appeal to a variety of buyers including families and downsizers! Arrange a viewing today—we're sure you'll feel right at home from the moment you step inside!

Kitchen 2.24m x 2.6m (7'4" x 8'6")

Lounge 5.13m x 3.45m (16'10" x 11'4")

Inner Hallway

Bedroom One 3.98m x 2.69m (13'1" x 8'10")

Bedroom Two 3.44m x 3.28m (11'4" x 10'10")





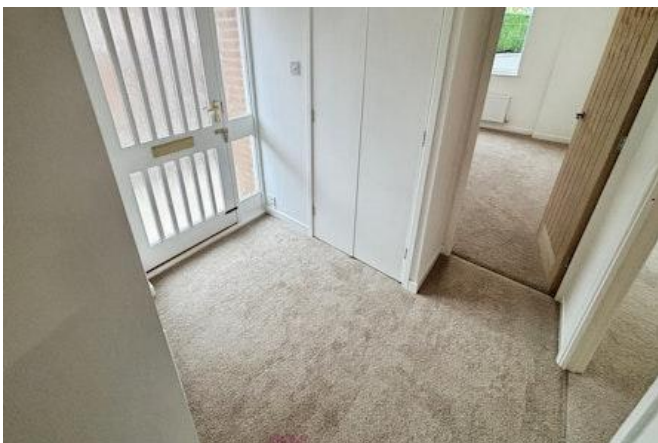
## Bedroom Three 2.68m x 3.92m (8'10" x 12'11")

### Disclaimer

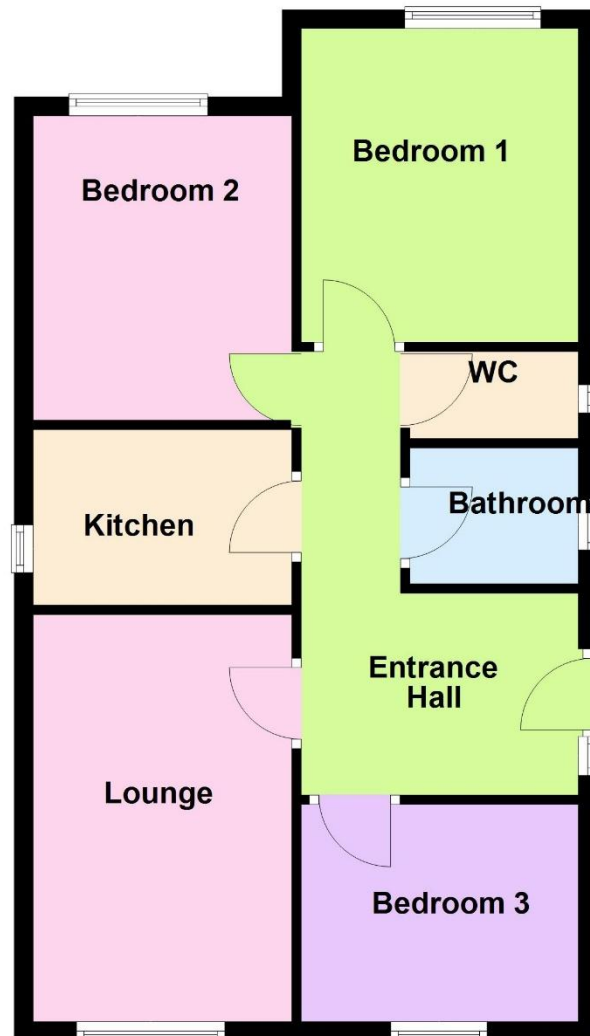
Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

### AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.









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