



**Hawfield Close, Hexthorpe Doncaster**

**welcome to**

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This well-presented three bedroom detached family home is situated in this popular location and occupies a generous plot with gardens to the front, side and rear. The property has ample off road parking, space for a motor home and a garage.



### **Lounge**

17' 11" x 13' 3" ( 5.46m x 4.04m )

With a front facing sealed unit door and a front facing double glazed window. There is a contemporary style wall mounted central heating radiator and stairs which rise to the first floor landing.

### **Dining Kitchen**

17' 10" x 8' 7" ( 5.44m x 2.62m )

With a rear facing double glazed window. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, a electric double oven and an integrated microwave, dishwasher and washing machine. There is laminate flooring, a useful understairs storage cupboard and patio doors giving access to the conservatory.

### **Conservatory**

16' x 11' ( 4.88m x 3.35m )

With rear and side facing double glazed windows and side facing French doors. There is a central heating radiator and laminate flooring.

### **First Floor Landing**

With a side facing double glazed window, a central heating radiator and access to the loft which has a loft ladder and light.

### **Bedroom One**

11' x 9' 4" to recess ( 3.35m x 2.84m to recess )

With a front facing double glazed window, a central heating radiator, laminate flooring, a cupboard housing the central heating boiler and fitted wardrobes.

### **Bedroom Two**

10' 9" x 10' 11" ( 3.28m x 3.33m )

With a rear facing double glazed window, a central heating radiator, laminate flooring and fitted wardrobes.

### **Bedroom Three**

7' 11" x 7' 6" ( 2.41m x 2.29m )

With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin with mixer tap and a double ended bath with mixer tap and shower over. There is tiling to the walls and floor, a chrome heated towel rail and downlights to the ceiling.

### **Outside**

To the front of the property there is a garden with a driveway to the side providing off road parking with space for a motor home which in-turn leads to the garage. To the rear of the property there is hard landscaped garden for ease of maintenance with pebbled area and decked patio. There is a man cave with power and light.

### **Garage**

With an up and over door, light and power. There is a side facing sealed unit door giving access to the garden.



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## Hawfield Close, Hexthorpe Doncaster

- SPACIOUS LOUNGE
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124198 - 0004

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