



Roxbury Drive, Hatfield Doncaster DN7 6FL

welcome to

Roxbury Drive, Hatfield Doncaster

Could Roxbury Drive be your dream home? Arrange your viewing and find out! With three bedrooms, a good sized lounge and modern interiors through out, Roxbury Drive is ideal for a wide variety of buyers! With in easy reach of local amenities and transport links- viewing is highly recommended!



Entrance Hall

Including a front double glazed door and a radiator

Downstairs W/C

Comprising of a front facing double glazed obscured window, radiator, hand wash basin with mixer taps, w/c and laminate flooring.

Lounge

16' 2" x 10' 5" plus door recess (4.93m x 3.17m plus door recess)

Comprising of rear facing double glazed doors, a rear facing double glazed window, a radiator and under stairs cupboard

Kitchen/ Diner

15' 4" x 9' 2" (4.67m x 2.79m)

The fitted kitchen, comprising of both wall and base units, includes a stainless steel sink and drainer unit with mixer taps, a cooker and hob, butchers block effect work surfaces and a radiator. The kitchen also includes a front facing double glazed window and laminate flooring

Landing

Including a side facing double glazed window, loft access and a radiator

Bedroom One

14' 6" max into recess x 9' max (4.42m max into recess x 2.74m max)

A double bedroom with a front facing double glazed window and a radiator

Bedroom Two

11' 4" max into recess x 8' 11" Max (3.45m max into recess x 2.72m Max)

A double bedroom Comprising of a rear facing double glazed window and a radiator. The second bedroom also has access to the en suite

En Suite

The en suite includes a WC, wash hand basin, a shower and a radiator. The en suite also has tiled walls and floors where visible

Bedroom Three

10' 5" Into Recess x 6' 11" (3.17m Into Recess x 2.11m)

Including a rear facing double glazed window and a radiator

Bathroom

Comprising of a WC, wash hand basin, a bath with a mixer tap and a shower over with glass screen, an extractor fan and tiled splash backs where visible

Front Garden

The open plan front garden includes a paved drive

Rear Garden

The enclosed rear garden includes a lawn



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Roxbury Drive, Hatfield Doncaster

- Offers In The Region Of £200,000
- Well Presented Throughout
- Three Bedroom Family Home
- Off Street Parking
- Close To Local Amenities

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in the region of
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF105795 - 0008

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william h brown



01302 842999



Hatfield@williamhbrown.co.uk



1 Station Road, Hatfield, DONCASTER, South
Yorkshire, DN7 6QD



williamhbrown.co.uk