



**Rose Villa Main Street, Hatfield Woodhouse Doncaster DN7  
6NE**

**welcome to**

**Rose Villa Main Street, Hatfield Woodhouse Doncaster**

Nestled in the charming village of Hatfield Woodhouse, this beautifully presented 3-bedroom semi-detached home offers generous living space, modern finishes, and a truly stunning kitchen that's sure to impress. Perfect for families and offers easy access to local amenities.





### Entrance Hall

Comprising of carpet floor covering, radiator central heating and stairs rising to the first floor.

### Lounge

15' 4" Max x 12' 2" + Bay ( 4.67m Max x 3.71m + Bay )

The cosy living room comprises of carpet floor covering, front facing bay window and carpet floor covering.

### Kitchen

19' 1" Max x 13' 4" Max ( 5.82m Max x 4.06m Max )

This beautiful contemporary kitchen is the heart of the home, offering a perfect blend of style and practicality. Finished in a crisp white and soft grey palette, the space exudes modern elegance while remaining warm and inviting! Comprising of spotlights to the ceiling, wall and base units, rear facing french doors leading to the rear garden, under floor electric heating and island with base units.

### Utility Room

8' 3" x 4' 6" ( 2.51m x 1.37m )

Leading from the kitchen is the utility space offering wall and base units, tiled splash back, stainless steel sink and drainer, rear facing double glazed window, w/c and radiator.

### Family Bathroom

This beautifully designed family bathroom, in a wet room style, offers a luxurious feel combining contemporary style with classic detailing. With paneled walls, walk in shower, free standing bath, hand wash basin, w/c , under floor electric heating and spotlights fitted to the ceiling.

### Bedroom One

13' 4" To Wardrobes x 10' 6" Max ( 4.06m To Wardrobes x 3.20m Max )

Bedroom comprises of a front facing double glazed window, carpet floor covering, generous fitted wardrobes and radiator central heating.

### Bedroom Two

20' 8" Max x 8' 6" Into Recess ( 6.30m Max x 2.59m Into

Recess )

Bedroom two comprises of a front and rear facing double glazed window, wooden floor covering, fitted wardrobes and radiator central heating.

### Bedroom Three

9' 1" x 6' 5" Max ( 2.77m x 1.96m Max )

Bedroom three comprises of a rear facing double glazed window, carpet floor covering, fitted wardrobes and radiator central heating.

### Garage

8' 6" x 21' 6" ( 2.59m x 6.55m )

With up and over door and electric supply.

### Outside & Exterior

To the front of the property is the paved driveway providing off street parking.

To the rear of the property is the generous rear garden comprising of paved area, stunning lawn, shed & shrubbery to the sides for added privacy.



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## **Rose Villa Main Street, Hatfield Woodhouse Doncaster**

- £240,000
- Stunning 3 Bedroom Property
- Outstanding Kitchen Space & Utility
- Spacious Rear Garden
- Off Street Parking

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

# £240,000



Please note the marker reflects the  
postcode not the actual property

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