



40 Manor Road

Hatfield, Doncaster, DN7 6SD

Asking Price £795,000

Standing on a generous plot, within this most popular and convenient location, a superb period home offering generously proportioned family accommodation, along with substantial 'Coach House' providing great potential for a variety of uses. Briefly the accommodation comprises; 3 reception rooms, large living, dining kitchen with a wide range of units including 'island'; aspect across the rear grounds. Cellar. 1st floor; 2 main bedroom suites incorporating walk in wardrobes and bath / shower rooms. 3 further bedrooms and house bathroom. The Coach House, which amounts to around 1300 sq ft, give options for leisure suite, independent living accommodation, whilst currently including games room, gym, sauna and further reception room.

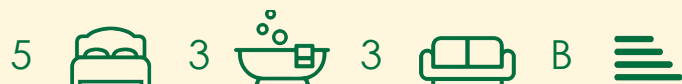
The impressive gardens are geared for leisure, with heated swim spa, large pergola and low maintenance lawns with porcelain tiled patio areas

Overall, an exceptional home, which really must be viewed.

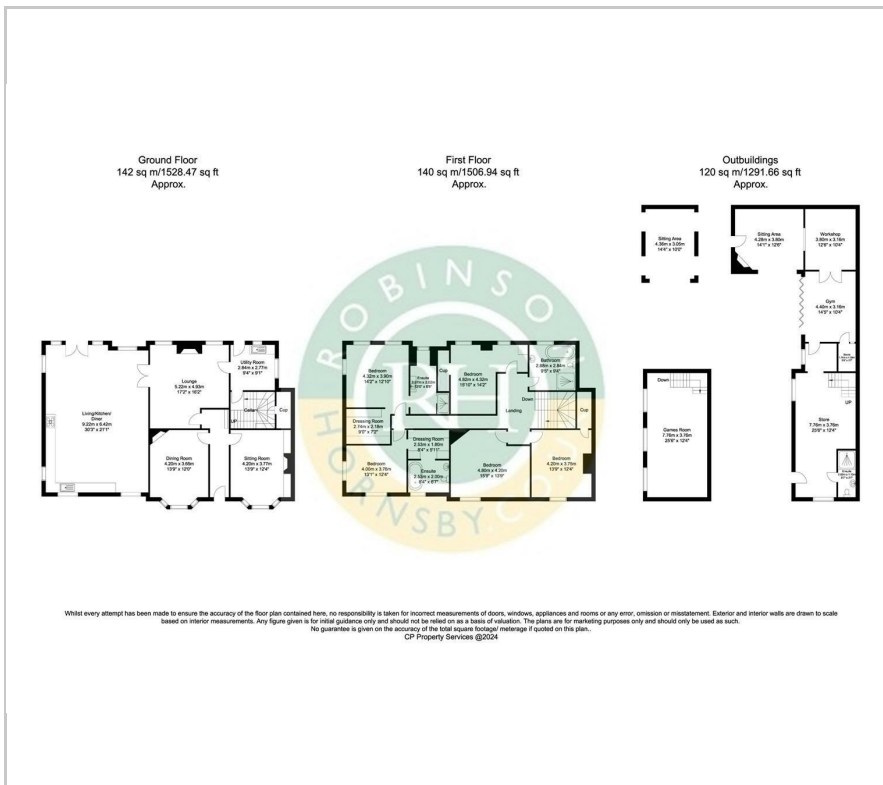
- period family home with over 3,000 sq ft of living space plus 1200 sq ft former coach house
- 5 bedrooms, 3 bath / shower rooms
- 0.21 acre site, with low maintenance grounds and parking
- centrally located with easy access to the motorway network
- 3 generous reception rooms plus large kitchen / family area
- Coach House provides options for independent annexe / leisure suite
- heated outdoor pool and private seating areas
- an outstanding family property
- solar panels (vendor owned)

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



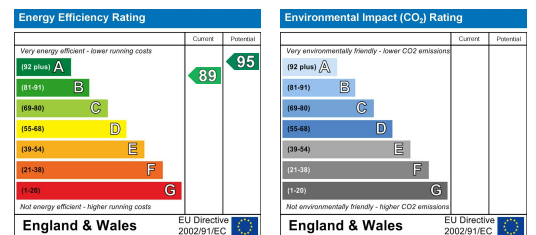
Floor Plan



Area Map



Energy Efficiency Graph



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