



## 59 Station Road, Hatfield

£550,000

- Superb Kitchen/Dining Room
- Utility Room
- Family Bathroom/WC
- Lounge
- 5 Bedrooms
- Attached Garage With Store Area
- Family Room
- En-Suite Facilities
- EER 59 (D)

An exceptional detached family home of the most significant appeal, showcasing and delivery contemporary and open plan living set within a plot extending to just under a fifth of an acre.

Widely regarded, in our opinion, as one of the finest homes in the area, we introduce this tremendous detached residence, exuding the perfect balance of contemporary living and space on an unprecedented scale. The present owners acquired the property back in 2020 as a tired and run down home. Since then, they have carried out a comprehensive programme of renovation works which has seen the house significantly extended, reconfigured and modernised entirely throughout.

The bulk of the work was completed in 2021 following a successful planning application for a two storey extension to the side and rendering of the property externally. Part of this project involved the removal of internal walls which has created a wonderful open space, designed with a contemporary kitchen and dining area with a set of bespoke bi-folding doors to the rear elevation.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms and an important utility room. The heart of the home lies in the open plan living dining kitchen, delivering superb entertaining space and flooded with light primarily from a set of bespoke bi-folding doors affording views across the rear garden.

The design and set up of the kitchen area showcases a comprehensive range of full height dark grey units incorporating a wealth of quality integral appliances. The kitchen is further enhanced by a large working island with matching units and space for several bar stools, perfect for dining and entertaining.

Located off the kitchen is an important utility room with a further range of units and provisions in place for laundry facilities. A single doorway leads into the integral garage.

To the opposing side is the property's lounge, focused around a tremendous media wall with inset ethanol fire. A traditional bay window adjoins the front elevation and there is a double glazed window to the rear. The décor is elegant and in keeping with the property's style and also complemented by twin double glazed windows either side of the media wall.

There is a cosy yet spacious snug, most often used by the present owners as the downtime and relaxation room. The discerning purchaser could also use this as a play room or home office depending on their requirements.

To the first floor, the property is further enhanced by five well proportioned double bedrooms and magnificent house bathroom. The principal bedroom is positioned to the right and enjoys a separate area currently occupied as a home office before leading into a generous bedroom with en suite and walk in dressing room.

Notably, two of the remaining bedrooms have built in wardrobes and all benefit from a double glazed window and central heating radiator. The internal accommodation is completed by a stunning house bathroom, showcasing an elegant four piece suite with marble effect flooring which continues the full height of the back wall.

Externally the property is set back from Station Road, occupying a prominent position within grounds extending to 0.19 acre. The property's grounds are entered through a set of iron double gates with brick pillars to either side, leading to a substantial block paved driveway providing off street parking for motor vehicles. There is a laid to lawn area to the left with enclosed fenced boundaries to all three sides. Access into the garage is through an electronically operated door, and there is a side path to the left leading to the rear garden.

The internal specification and admirable layout is undoubtedly some of the key selling attributes but the extensive rear garden is not far behind. Immediately from the house is a composite decked area, offering the perfect outdoor space to relax and entertain in the warmer months. The garden is enclosed to all three sides with raised flower beds along the left hand side, before joining up to a secondary patio area. Being predominantly laid to lawn, the garden crucially faces directly south and enjoys the sun through the day and into the evening.

The property represents an increasingly rare opportunity to acquire such a beautiful and contemporary home, with extensive outdoor space and internal versatility. It is therefore, as the acting agents we strongly encourage an early inspection. All viewings are strictly via appointment only.

EER- 59 (D)

Tenure - Freehold

Council Tax - Doncaster Council - Band E

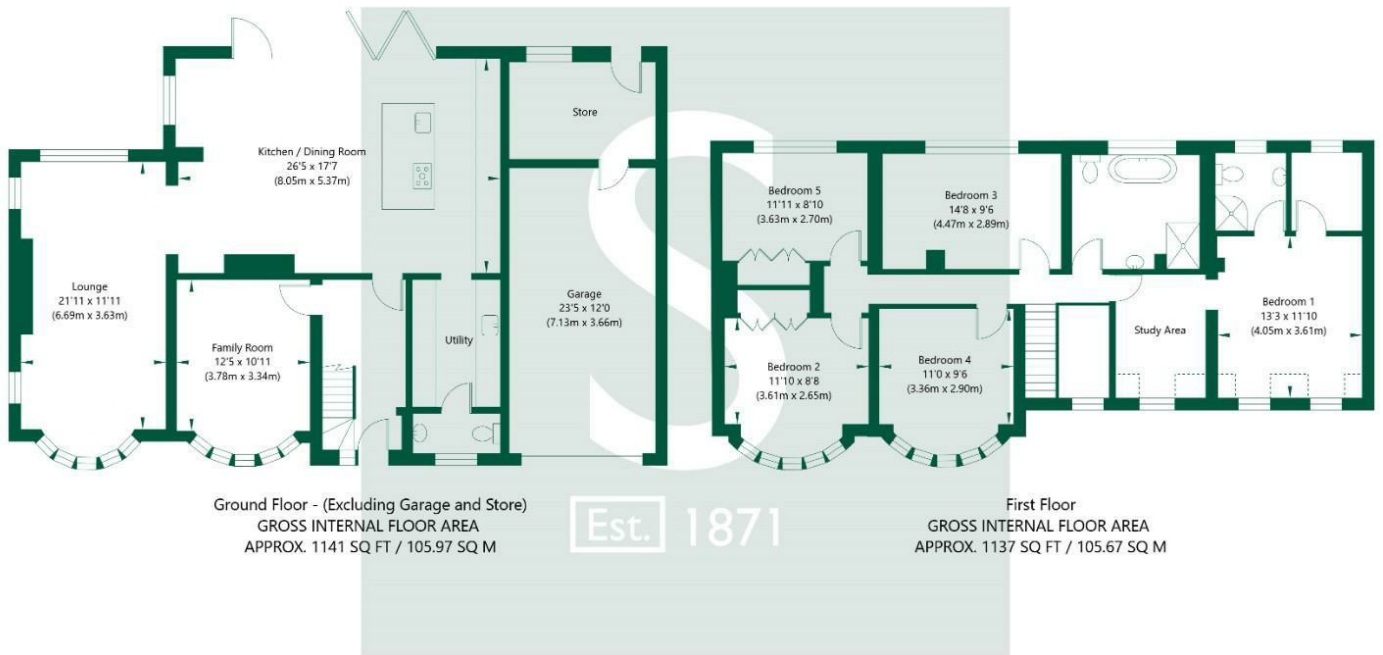
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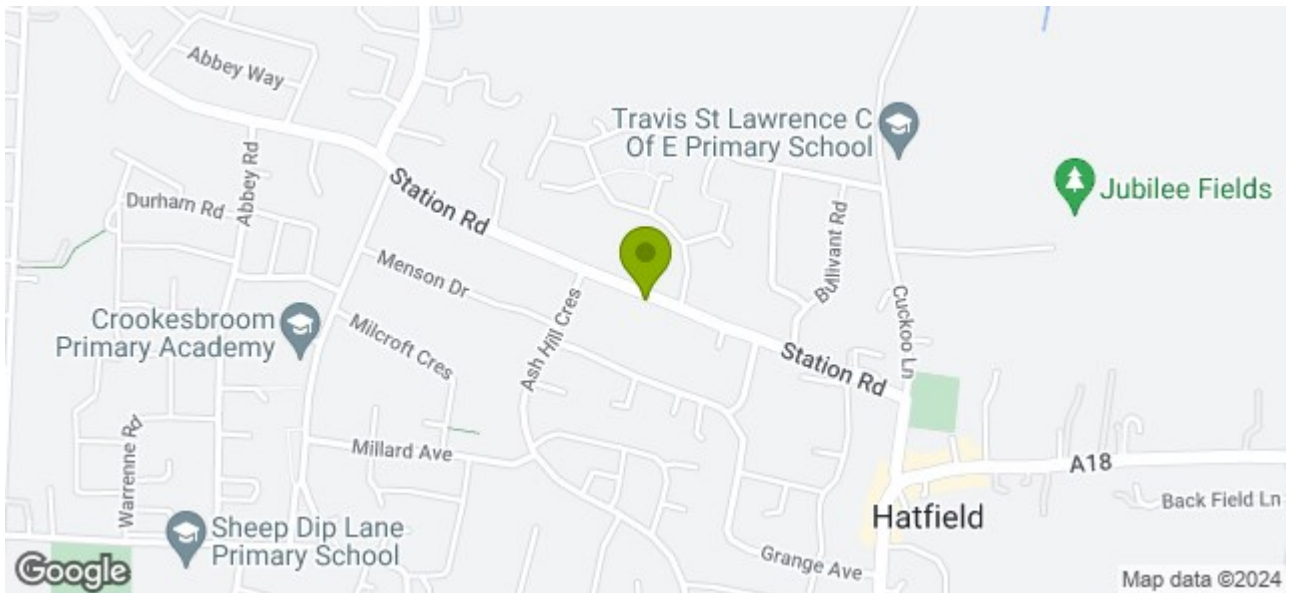




Station Road, Hatfield, Doncaster, DN7 6QN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2278 SQ FT / 211.64 SQ M - (Excluding Garage and Store)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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