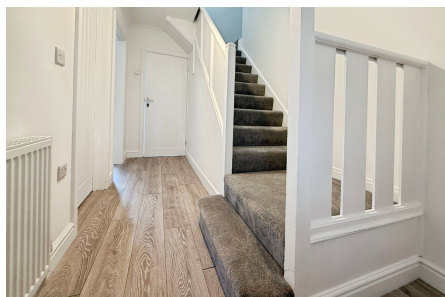


Hatfield Lane, Armthorpe, Doncaster, DN3

Offers In Region Of £245,000

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Ground floor provides flexible living spaces with three reception rooms, perfect for relaxation, dining, or a dedicated home office. The newly fitted kitchen features bi-folding doors that seamlessly connect to the private, spacious enclosed garden.

Upstairs, you will find four well-proportioned bedrooms. Served by two contemporary bathrooms. Both equipped with a double shower cubicle, and one with a separate bath as well.

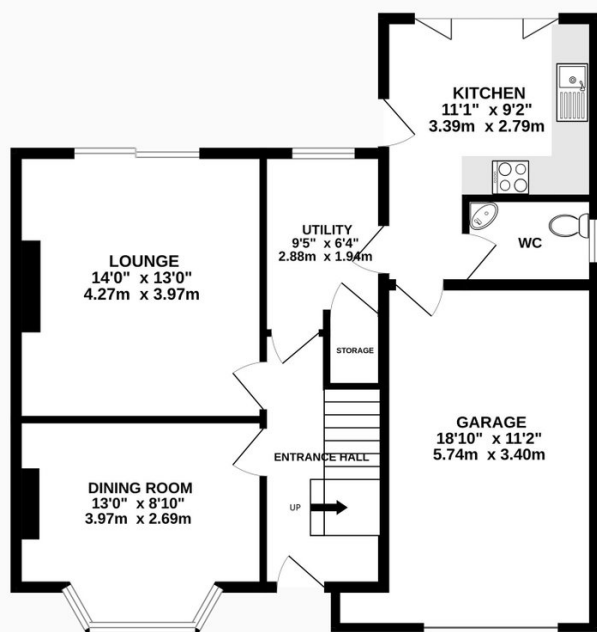
Tenure Freehold. Benefits from an EPC rating of B and falls within Council Tax Band A.

Externally, a generous driveway provides ample off-street parking for numerous cars.

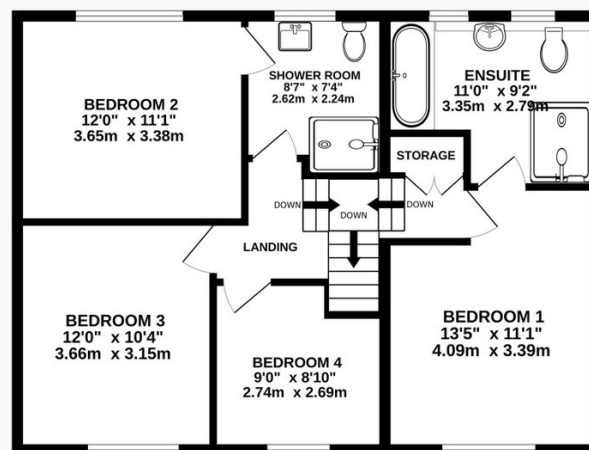
Key Features

- QUOTE SH0316 WHEN CALLING TO ENQUIRE • NO ONWARD CHAIN, STRESS-FREE MOVE FOR BUYERS
- IMMACULATELY PRESENTED, RECENT REFURBISHMENT
- MODERN NEW KITCHEN WITH BI FOLD DOORS TO REAR GARDEN
- DOWNSTAIRS W.C / INTEGRAL GARAGE WITH INTERNAL DOOR
- DRIVEWAY PARKING FOR NUMEROUS CARS • ENERGY EFFICIENT WITH EPC RATING B
- FOUR BEDROOMS, TWO BATHROOMS - IDEAL FOR FAMILIES
- THREE RECEPTION ROOMS TO THE GROUND FLOOR
- PRIVATE, SPACIOUS ENCLOSED REAR GARDEN

35 HATFIELD LANE, ARMTHORPE, DONCASTER DN3 3EU



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HOUSE - 129.85 SQ.M (1,398 SQ.FT)
GARAGE - 19.97 SQ.M (215 SQ.FT)
TOTAL - 149.82 SQ.M (1,613 SQ.FT)