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Crimson Drive, Hatfield, Doncaster, DN7 6FJ

Asking Price £330,000

JUST LISTED..... A MODERN 4 BEDROOM DETACHED HOUSE / POPULAR DEVELOPMENT ON THE FRINGE OF HATFIELD / WELL PRESENTED AND SPACIOUS LIVING THROUGHOUT / FEATURE MEDIA WALL / BEAUTIFUL OPEN PLAN LIVING, DINING, KITCHEN / MANY INTEGRATED APPLIANCES / MODERN WHITE GF WC, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM / LONG DRIVE & BRICK GARAGE / FIRST TO VIEW WILL BUY //

Finished with a modern contemporary theme this 4 bedroom detached house offers fashionable and stylish living. It has the remainder of the builders warranty, a gas central heating system, PVC double glazing and comprises: Entrance hall, with a ground floor wc off, attractive lounge with a feature media wall, large open plan living dining kitchen arrangement with a host of integrated appliances and doors to the garden plus a separate utility room. On the first floor there are 4 bedrooms, the main bedroom has fitted wardrobes and an en-suite shower room, plus a modern white house bathroom. Outside the rear garden is landscaped with a porcelain tiled patio around a central lawn. Very popular development on the fringe of Hatfied with good access to amenities including the M18/M180 motorway networks. Viewers will not be disappointed.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly presented, it has a modern tiled floor covering, a staircase to the first floor accommodation, central heating radiator, central ceiling light and a door to a tall storage cupboard and a separate door into a ground floor WC.

GROUND FLOOR WC
Fitted with a modern two two-piece white suite comprising of a low flush WC, wash hand basin, a continuation of the tiled flooring and coordinating wall tiles. Central heating radiator, central ceiling light and an extractor fan.

LOUNGE
18'6" into bay x 11'4" (5.64m into bay x 3.45m)
An attractive front facing reception room with a feature media wall which incorporates an electric stove style fire with an oak over mantle and a recess suitable for a flat screen TV etc. A deep PVC double glazed bay window, two central ceiling lights, a central heating radiator and double doors which open into a large open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN
26'9" max x 11'0" max (8.15m max x 3.35m max)
This is a very contemporary layout, all smartly finished with a range of modern high and low level units finished with a quartz work surface, which includes a 1½ bowl under mounted sink and a mixer tap. Integrated appliances include a four ring induction hob with an extractor hood above, integrated double oven, fridge and freezer and a dishwasher. There is a continuation of the tiled flooring throughout, two PVC double glazed double opening doors which lead onto the rear garden, a further PVC double glazed window. There is inset spotlighting to the kitchen area with a feature pendant light over the dining table, double panel central heating radiator and feature wall panelling.

UTILITY ROOM
This has a range of coordinating units, a matching work surface, an under mounted sink and a contemporary tap. Integrated washing machine, a gas fired combination type boiler which supplies the domestic hot water and central heating systems concealed behind one of the wall cabinets. Central heating radiator, a continuation of the tiled flooring and feature wall panelling, inset spotlighting and an extractor fan.

GROUND FLOOR OFFICE
8'0" x 7'8" (2.44m x 2.34m)
This has a PVC double glazed window to the front, a central heating radiator, ceiling light and panelling to one feature wall.

FIRST FLOOR LANDING
There is an access point into the loft space, central heating radiator and a tall in-built cupboard which has utility shelving.

BEDROOM 1
14'2" max x 11'3" max (4.32m max x 3.43m max)
A large double bedroom, all smartly presented with modern neutral decor. This has a PVC double glazed window to the front, a central heating radiator, built-in wardrobes, ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This is fitted with a modern three-piece white suite comprising of a shower enclosure, a pedestal wash hand basin and a low flush WC. There is a central heating radiator, tiling to the four walls, a PVC double glazed window, inset spotlighting, and an extractor fan.

BEDROOM 2
12'8" max x 11'4" max (3.86m max x 3.45m max)
A good sized second double bedroom. It has a PVC double glazed window to the front, central heating radiator, in-built wardrobe set to the recess and a central ceiling light.

BEDROOM 3
13'0" x 9'1" (3.96m x 2.77m)
Has a PVC double glazed window to the rear, central ceiling light, central heating radiator and feature panelling to one wall.

BEDROOM 4
11'0" x 9'6" (3.35m x 2.90m)
This has a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM
Fitted with a modern three-piece white suite that comprises of a panelled bath with a glazed shower screen, a pedestal wash hand basin and a low flush WC. There is tiling to four walls, coordinating floor tile and a central heating radiator, a PVC double glazed window, ceiling light and an extractor fan.

OUTSIDE
To the front of the property there is an open planned lawned garden, a side drive which provides car standing and in turn leads to a detached brick garage.

GARAGE
Has a metal up and over door power and light

REAR GARDEN
The rear garden has been beautifully landscaped, a large porcelain tiled patio and seating area extends around a central lawn, all enclosed with timber fencing to the perimeters, external lighting and external power are laid on.

AGENTS NOTES:
TENURE - FREEHOLD - Estate Charge £TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 900 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

AML COMPLIANCE - The appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. Therefore there will be a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence. Please be advised all parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.





