



Old Epworth Road, Hatfield Doncaster DN7 6LS

welcome to

Old Epworth Road, Hatfield Doncaster

This beautifully presented home offers impressive space throughout, finished in a stylish, contemporary decor. Bright, well-proportioned rooms create an elegant yet welcoming feel, perfectly suited to modern family living and entertaining. Call today to arrange your viewing!



Entrance Hall

Providing a warm welcome to the property the hallway includes a front facing door and stairs rising to the first floor.

Lounge

The lounge gives ample opportunity for quality time with family and friends, with a large front facing double glazed bay window allowing ample natural light to flow through, a feature fire place with hearth surround, carpet floor covering, a central heating radiator and rear facing sliding doors leading to the conservatory.

Kitchen

The true heart of the home! The modern fitted kitchen, which comprises of both wall and base units, features a sink and drainer unit, space for a range style cooker, a dishwasher and both tiled floors and splash backs. The kitchen is beautifully finished with Quartz work tops, both side and rear facing double glazed windows, a central heating radiator and spot lights- giving the kitchen a warm atmosphere perfect for slow mornings.

Dining Room

Featuring a front facing double glazed window, laminate floor covering and coving to the ceiling.

Reception Room

Currently set up as an office, this additional living space has great multi-use potential. Comprising of a front facing double glazed window, laminate floor covering and a central heating radiator.

Utility Room

A fantastic feature for busy families- featuring space for a washing machine and a dryer, a central heating radiator, both wall and base units, a rear facing double glazed window, a side facing door to the rear of the property and spotlights. Perfect for muddy boots and paws after a walk!

Conservatory

Larger than average, the conservatory boasts a light and open feel, with two electric radiators and rear facing French doors to the garden. Whether you need a second lounge, a sun room, hobby room or maybe just a quiet corner to enjoy the warmer weather, the conservatory has great potential for multiple uses.

Downstairs Shower Room

Providing extra amenities for busy families, the shower room includes a WC, wash hand basin, a shower, a heated towel rail, partial tiling where visible and a side facing double glazed window.

Sitting Room

The sitting room provides further versatile living space, with excellent multi-use potential. The sitting room comprises a rear facing double glazed window, carpet floor covering, a central heating radiator and rear facing French doors leading to the conservatory.

Landing

The spacious landing includes a front facing double glazed window, a central heating radiator, a storage space housing the boiler and loft access to the partially boarded loft.

Master Suite

With thoughtful finishes and a spacious lay out, the master suite provides a calm and serene escape at the end of a busy day. Comprising of a rear facing double glazed window, a central heating radiator and carpet floor covering.

En Suite

With access from the master suite, the en suite includes a WC, wash hand basin, a walk in shower, partial tiling where visible and a central heating radiator.

Walk In Wardrobe

With access from the master suite, laminate floor covering and a central heating radiator.

Bedroom Two

A generous second bedroom, offering two rear facing double glazed windows over looking the garden, carpet floor covering, a central heating radiator and fitted wardrobes.

Bedroom Three

Featuring a front facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Four

Including a rear facing double glazed window, carpet floor covering and a central heating radiator.

Bathroom

Including a WC, wash hand basin, a shower over the bath, a wall radiator, laminate floor covering, a central heating radiator and spot lights.

Rear Garden

The extensive South Facing rear garden features a paved patio area with a decorative wall, a gravel area, an outdoor tap, a large lawn space and fencing to all sides. The rear garden also houses the garage.

Double Garage

Including up and over doors.



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welcome to

Old Epworth Road, Hatfield Doncaster

- Stunning Detached Family Home
- Ample Off Street Parking
- Larger Than Average Rear Conservatory
- Three Generous Reception Rooms
- Master Bedroom with Walk In Wardrobe & En-Suite

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£535,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HTF106500 - 0004

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