



## Hathersage House Main Street

Hatfield Woodhouse, Doncaster, DN7 6PB

**Asking Price £595,000**

Offering approximately 3,000 sq ft of superb, contemporary styled living space, an outstanding family home which is appointed to a high specification throughout. The versatile accommodation includes entrance porch, elegant hallway, stunning open plan dining kitchen with central island, a wide range of integrated appliances and feature log burner, lounge, formal dining room, sitting room/office, garden room, utility room, integral garage and cloaks/WC. The first floor features a master bedroom with dressing room and luxury en suite, two further double bedrooms with en suites and a single bedroom. To the second floor are two guest bedrooms with en suites. Outside; block paved driveway to the front provides ample parking and thereafter leads to an integral garage and to the rear is a landscaped enclosed garden with substantial patio seating area, enclosed within fenced boundaries. Ideally located close to motorway connections and reputable schools this fantastic family home is offered for sale with NO ONWARD CHAIN and must be viewed.

- Outstanding detached family home
- Six bedrooms
- Five luxury en suite shower rooms
- Stunning open plan kitchen/living room
- Three reception rooms offering versatile living accommodation
- Gated to front with ample off road parking and integral garage
- Immaculately presented and appointed to a high specification throughout
- Close to local amenities and motorway connections
- No onward chain
- Early viewing is recommended

### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	90
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(68-80)	C		
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Not environmentally friendly - higher CO<sub>2</sub> emissions

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