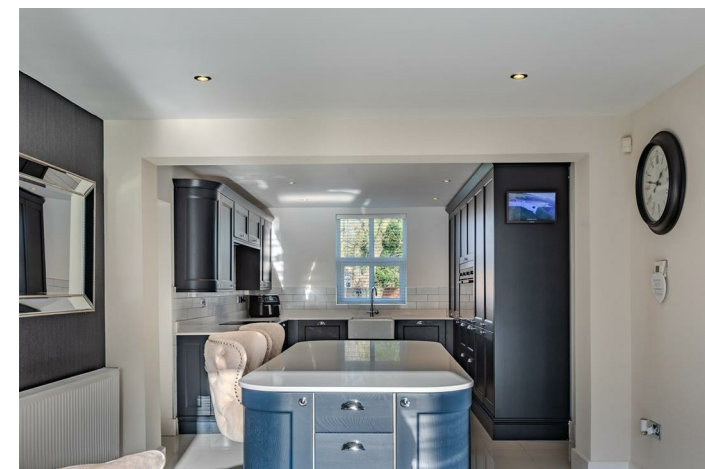




FIRTH HILLS FARM OLD THORNE ROAD DONCASTER, DN7 6EQ

£750,000
FREEHOLD

A picture-perfect rendered detached residence, set within beautifully maintained wraparound gardens and complemented by a separate double garage with generous parking for several vehicles. Offered to the market at £750,000, this modernised four-bedroom former farmhouse seamlessly blends timeless character with contemporary comfort, creating a home of both style and substance.

FINE & COUNTRY

FIRTH HILLS FARM OLD

- Beautiful Family Home • Finished To The Highest Standard • Large Reception Rooms • Open Plan Kitchen • Luxury Living • Modern Decor • Four Bedrooms And Three Bathrooms • Desirable Location • Gated Entrance And Double Garage • Excellent Transport Links



Accessed via a private gated entrance and enhanced by a security system for added peace of mind, the property offers a wonderful sense of privacy and exclusivity. While there are several points of entry, the current owners favour the more informal rear entrance, which provides convenient access to the downstairs WC, utility room and a separate home office – currently arranged as a treatment room.

The welcoming hallway leads to the true heart of the home: an impressive open-plan kitchen, living and dining space, thoughtfully designed for modern family living and effortless entertaining. The bespoke kitchen features an array of beautifully crafted base and wall units, complemented by integrated appliances and a central island offering additional workspace and informal seating. Bathed in natural light from patio doors that open directly onto a private paved terrace, the space invites seamless indoor-outdoor living and al fresco dining during the warmer months.

Flowing gracefully from this central hub is a beautifully styled formal dining room and a generously proportioned living room, creating elegant yet comfortable reception areas. The living room enjoys tranquil garden views and centres around a gas fire with feature surround, providing a warm and inviting focal point. Completing the ground floor is a versatile snug, currently utilised as a home office/playroom, offering flexibility to suit a variety of lifestyles.

To the first floor are four well-appointed double bedrooms. The principal suite benefits from modern en-suite facilities, while a third bedroom also enjoys its own en-suite. The second bedroom offers direct access to the family bathroom, which is finished to a contemporary standard and features both bath and separate shower, creating a light and airy retreat.

The gardens sweep gracefully around the house and garaging, creating a wonderful sense of space and privacy. Predominantly laid to lawn, they provide an ideal setting for family life, outdoor entertaining and summer gatherings. Beyond the more manicured areas lies a softer, less formal section flanked by mature trees, offering a charming natural backdrop and a peaceful retreat within the grounds.

Ideally positioned on the outskirts of Hatfield, the property enjoys a semi-rural setting while remaining close to local amenities. Hatfield Marina, the activity centre and waterpark are all within easy reach, and the City of Doncaster is conveniently accessible, offering mainline rail connections to London and excellent road links via the A1 and M18 — ideal for commuters.

Viewing is highly recommended to fully appreciate the space, setting and lifestyle this beautiful home provides.

FIRTH HILLS FARM OLD





FIRTH HILLS FARM OLD

ADDITIONAL INFORMATION

Local Authority – Doncaster

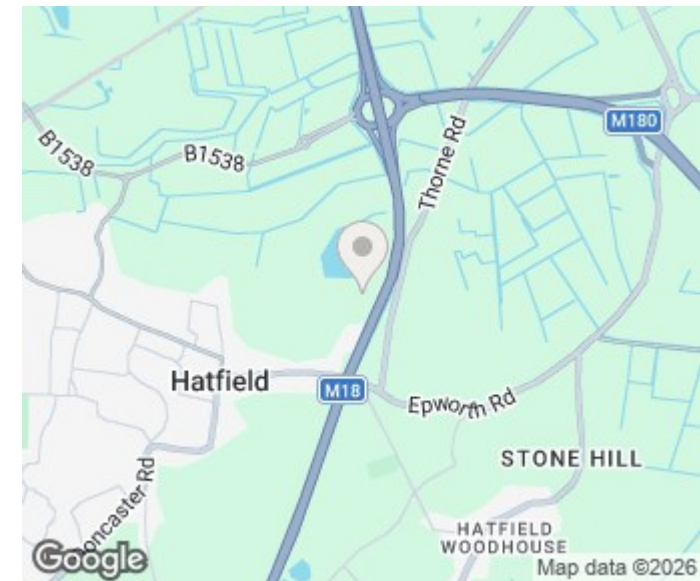
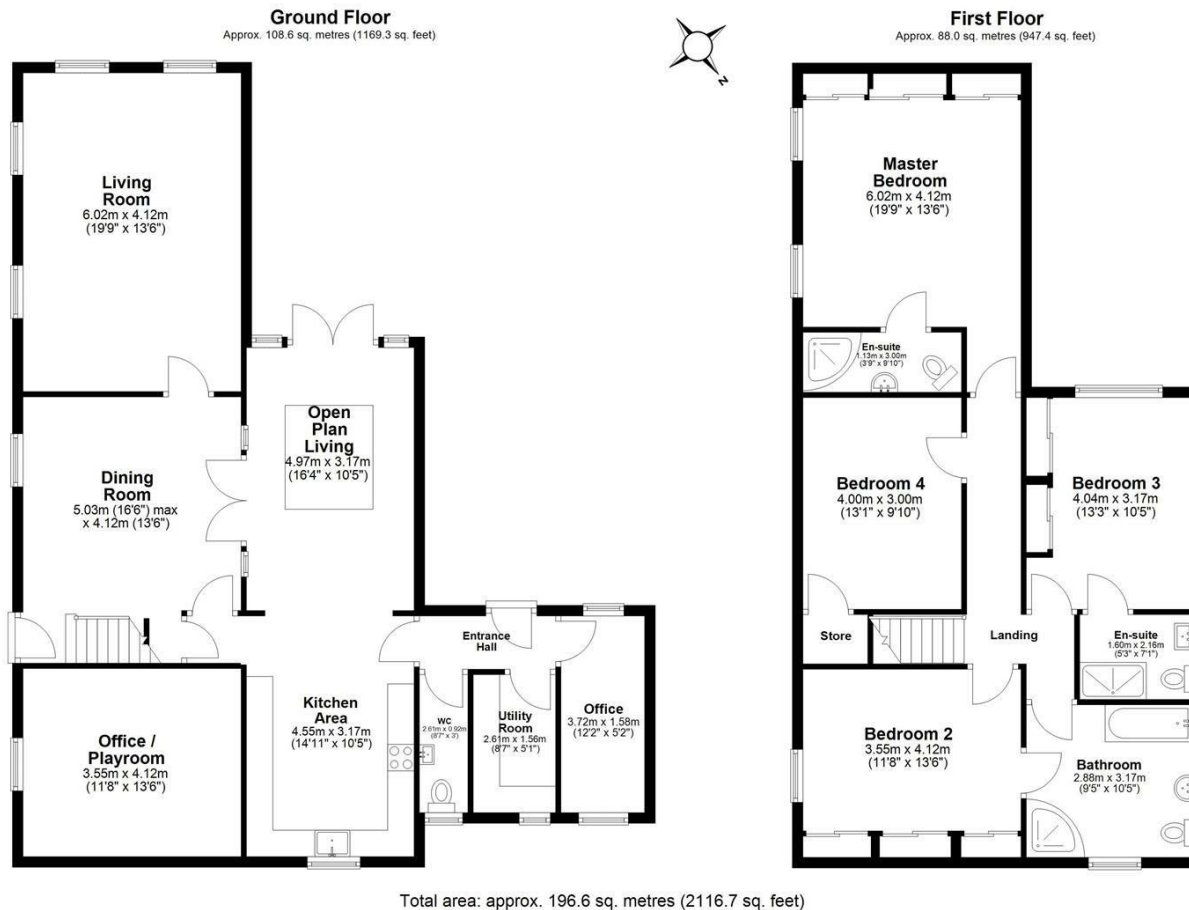
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2116.70 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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