



**Stonehaven Bawtry Road  
Hatfield Woodhouse DN7 6PQ**

**Offers Around £260,000**

**FREEHOLD**

Deceptively large THREE bedroom detached dormer bungalow. Sought after village. Spacious lounge/dining room and fitted kitchen/diner. Conservatory. Ample driveway with brick garage and utility. Wall enclosed private garden. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM DETACHED DORMER BUNGALOW** • Spacious lounge/dining room • Fitted kitchen/diner

### ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor with useful understairs storage cupboard. Radiator. Glazed doors into the lounge/dining room, kitchen/diner and bedroom two.

### LOUNGE/DINING ROOM

22'9" x 10'9"

Front facing UPVC double glazed bow window, side facing UPVC double glazed arched window and rear UPVC double glazed sliding patio doors opening into the conservatory. Feature cast iron fireplace with gas fire and tiled hearth. Two radiators. Glazed door into the kitchen/diner.

### CONSERVATORY

11'1" x 9'4"

Rear and side facing UPVC double glazed windows and French doors leading into the garden. Tiled floor.

### KITCHEN/DINER

15'1" x 8'11"

Rear facing UPVC double glazed window and UPVC double glazed entrance door. Fitted with a range of beech effect wall and base units with butchers block solid wood worksurfaces

incorporating a sink and drainer with splashback tiling. Integrated electric oven, grill and four ring gas hob with extractor hood above. Integrated fridge freezer. Tiled floor. Radiator. Concealed wall mounted gas central heating boiler.

### BEDROOM TWO

15'5" x 8'11"

Front facing UPVC double glazed bow window. Radiator.

### LANDING

Doors off to two bedrooms and bathroom.

### BEDROOM ONE

14'11" x 14'9"

Rear facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

### BEDROOM THREE

12'5" x 9'9"

Rear facing UPVC double glazed window. Useful built-in wardrobes. Radiator.

### BATHROOM

11'7" x 7'2"

Side facing UPVC double glazed window. Fitted with a white five piece suite comprising of a tiled shower cubicle with



- UPVC double glazed
- Gas central heating
- Large five piece bathroom
- Brick garage with utility room
- Ample driveway/parking
- Private wall enclosed rear garden
- Extending to approx. 111.8 sq.m

mains shower, panelled bath, vanity wash hand basin, w.c and bidet. Tiled walls and floor. Radiator. Built-in airing cupboard with hot water tank.

## OUTSIDE

There is a front stone wall with wrought iron railings with block paved driveway leading to the garage which continues to the front of the property providing off road parking for several vehicles and turning space. There is access to both sides to access the rear garden.

## GARAGE

17'10" x 8'10"

Brick built with front up and over access door and side UPVC door into the garden.

## ADJONING UTILITY ROOM

8'0" x 5'0"

Side UPVC access door leading from the garden. Fitted with a stainless steel sink and plumbing for washing machine.

Ample space for chest freezer or further storage.

The rear garden is wall enclosed with established shrub borders and has been paved and gravelled for ease of access and to create several seating areas. There are wrought iron

gates to both sides of the property leading to the driveway and the front.

## NO UPWARD CHAIN INVOLVED





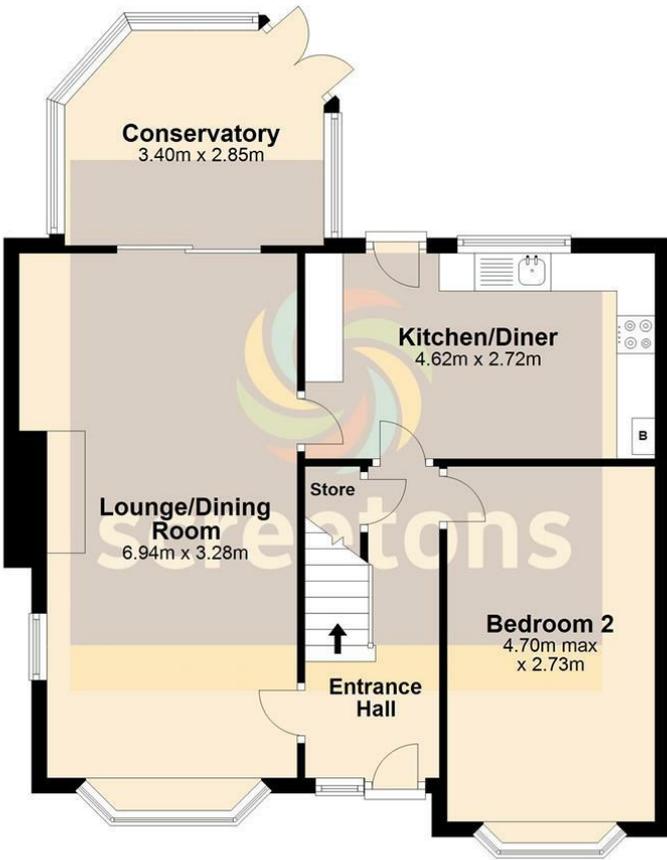


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band C  
**Viewings** - By Appointment Only

**Tenure** - Freehold

**Ground Floor**



**First Floor**



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	54	
(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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