



**Coppice Avenue, Hatfield Doncaster DN7 6AH**

**welcome to**

**Coppice Avenue, Hatfield Doncaster**

This charming detached home offers great potential for a growing family. With three generously sized bedrooms, a spacious rear garden perfect for play or relaxation, ample living space for spending time together and a popular location close to local schools and amenities! Viewing is recommended!



### **Entrance Hall**

Including carpet floor covering, under stairs storage and a central heating radiator.

### **Lounge**

14' 7" x 11' 3" ( 4.45m x 3.43m )

Featuring both front and rear facing double glazed windows, a central heating radiator and carpet floor covering.

### **Dining Room**

17' 6" x 8' 7" ( 5.33m x 2.62m )

Including a central heating radiator, carpet floor covering and both side and rear facing double glazed windows.

### **Kitchen**

12' 4" x 9' 7" ( 3.76m x 2.92m )

The fitted kitchen, which includes both wall and base units, features a rear facing double glazed window, a side facing door, a sink and drainer unit, a tiled splash back and tiled floor covering.

### **Landing**

Comprising of loft access and a side facing double glazed window.

### **Bedroom One**

12' 6" x 11' 9" ( 3.81m x 3.58m )

A double bedroom including a front facing double glazed window, a central heating radiator and carpet floor covering.

### **Bedroom Two**

11' 7" x 10' 10" ( 3.53m x 3.30m )

Comprising of a rear facing double glazed window, carpet floor covering, a central heating radiator and a storage space.

### **Bedroom Three**

10' 6" x 7' 9" ( 3.20m x 2.36m )

Including a front facing double glazed window, a central heating radiator, carpet floor covering and a storage space.

### **Bathroom**

Featuring a WC, a wash hand basin, a shower over the bath, a central heating radiator and partial tiling where visible.

### **Front Garden**

Featuring a paved driveway and gated access.

### **Rear Garden**

The private rear garden features lawn space and a paved area.

### **Garage**

19' 4" x 8' 2" ( 5.89m x 2.49m )

Featuring an up and over door and electric supply.



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welcome to

## Coppice Avenue, Hatfield Doncaster

- £230,000
- Three Bedroom Detached Property.
- Perfect Family Home.
- Ample Living Space.
- Opportunity To Personalise.

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £230,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF106404 - 0003

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