



Barnsdale House Main Street Hatfield Woodhouse DN7 6PB

Offers Over £560,000

FREEHOLD

VIEWING ESSENTIAL. Stunning SIX BEDROOM, FOUR bathroom luxury individual detached house. Stunning 9m x 5.95m living/kitchen/diner, 6m long formal lounge and utility room. Generous sized bedrooms. Low maintenance and good sized rear garden. Double garage with large driveway. Extending to approx. 233 sq.m / 2,500 sq.ft. Sought after residential area. NO UPWARD CHAIN INVOLVED.



- LARGE SIX BEDROOM LUXURY DETACHED HOUSE • Stunning living/kitchen/diner with bi-folds • 6m long formal lounge, Utility room

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed windows. Feature oak staircase with spindle balustrade and central carpet runner leading to the first floor. Timber effect tiled floor with underfloor heating. Doors into the formal lounge, living/kitchen/diner and w.c.

FORMAL LOUNGE

20'0" x 12'10"

Measurements not including bay. Front facing UPVC double glazed walk-in bay window. Laminate floor with underfloor heating. Glazed double doors leading into the living/kitchen/diner.

LIVING/KITCHEN/DINER

29'6" x 19'6"

Stunning family and perfect entertaining space with rear double glazed bi-fold doors leading into the rear garden with two further UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a range shaker style wall and base units with butchers block worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Matching breakfast bar island with circular sink and extending tap. Free standing 8 ring gas stove style cooker with double oven and grill and extractor hood above.

Integrated and concealed fridge freezer and dishwasher and built-in microwave. Feature brick fireplace with stone flagged hearth to a log burner. High gloss ceramic tiled floor with underfloor heating. Inset ceiling spotlights. Door into the utility room.

UTILITY ROOM

9'6" x 8'3"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of cream shaker style wall and base units with butcher block worksurfaces incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and dryer. High gloss ceramic tiled floor with underfloor heating. Inset ceiling spotlights. Door into the garage.

W.C

7'0" x 3'8"

Fitted with a white suite comprising of a pedestal wash hand basin and w.c. Timber effect tiled floor with underfloor heating.

LANDING

Spindle balustrade to the staircase. Doors off to all rooms. Useful built-in storage cupboard. Inset ceiling spotlights.



- Three en-suites plus family bathroom • Sought after residential area • UPVC double glazed • Gas central heating

MASTER BEDROOM

19'6" x 12'10"

Rear facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

9'9" x 5'5"

Fitted with a white suite comprising of matching twin floating vanity wash hand basins with storage drawers and mirrors above, large shower cubicle with glass screen and mains powered shower with rainfall head and additional hand held attachment and w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

BEDROOM TWO

14'9" x 11'3"

Rear facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

5'9" x 4'8"

Fitted with a white suite comprising of a tiled shower cubicle with mains shower, vanity wash hand basin with storage and w.c. Electric shaver point. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

BEDROOM THREE

15'2" x 13'6"

Front facing UPVC double glazed window. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

5'9" x 4'9"

Fitted with a white suite comprising of a tiled shower cubicle with mains shower, wash hand basin and w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

BEDROOM FOUR

13'10" x 12'10"

Front facing UPVC double glazed window. Radiator.

BEDROOM FIVE

15'10" x 7'10"

Rear facing UPVC double glazed window. Radiator.

BEDROOM SIX

15'10" x 8'2" max.

Rear facing UPVC double glazed window. Radiator.

FAMILY BATHROOM

10'8" x 12'11"

'L' shaped and measured to maximum points. Front facing



- Low maintenance gardens • Double garage, Large driveway • Extending to approx. 233 sq.m / 2,500 sq.ft exc. garage

UPVC double glazed window. Fitted with a four piece suite comprising of a large tiled panelled bath with central taps, walk-in tiled mains fed shower with rainfall head and handheld attachments, floating vanity wash hand basin with storage drawers and w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.

OUTSIDE

The property stands on a prominent wide plot with walled frontage and wide entrance leading onto a substantial gravelled driveway, providing off road parking for several vehicles and leading to the garage.

DOUBLE GARAGE

21'1" x 19'7"

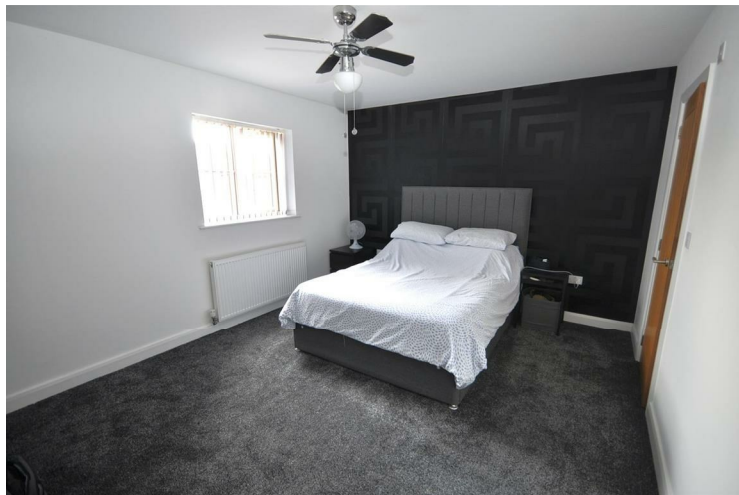
Front remote control electric door. Wall mounted gas central heating boiler and large hot water tank. Internal door leading back into the utility room.

The rear garden has been landscaped to provide a low maintenance space with large concrete patterned seating areas, composite deck, artificial lawn and a raised gravelled bed with timber panelled fencing to the boundaries. To the rear of the house is space for a hot tub. There are paths to both sides of the house leading back onto the front driveway.

NO UPWARD CHAIN INVOLVED

The current owners have already purchased a new property so a new buyer can move in as soon as your ready.





Additional Information

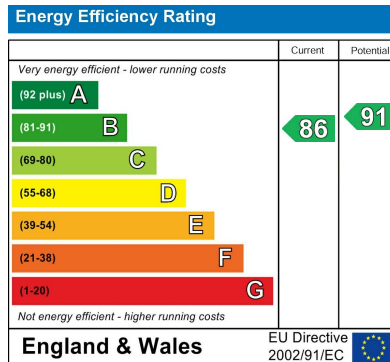
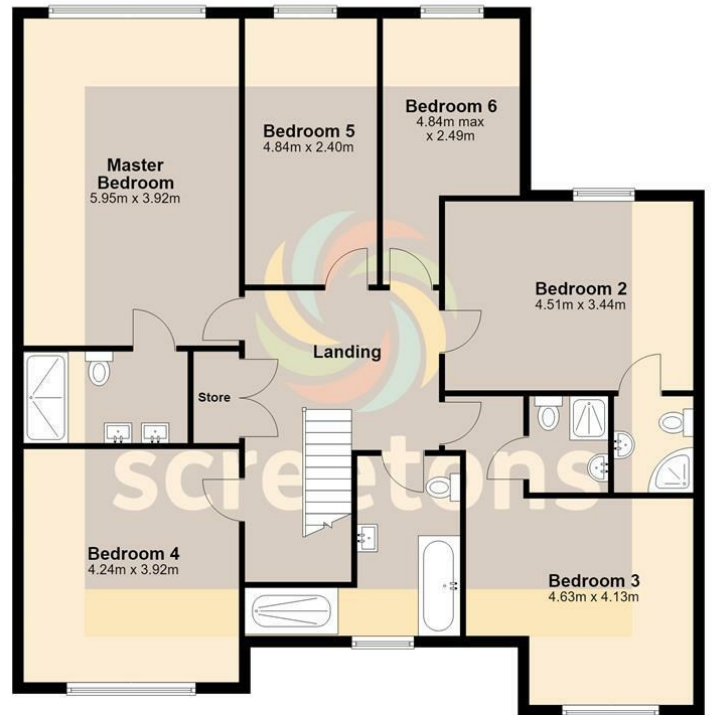
Local Authority - Doncaster
Council Tax - Band F
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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