









welcome to

Melrose Drive, Hatfield DONCASTER

Nestled in the heart of Hatfield, this stunning four-bedroom detached home is the ideal blend of luxury, comfort, and convenience. Boasting a beautifully designed interior, this residence offers generous living space, modern amenities, and an inviting atmosphere. Call us on 01302 842999!!













Entrance Hall

The bright and airy entrance hallway, leading to a spacious open-plan kitchen and dining area comprises of carpet floor covering, a storage space and a central heating radiator.

Downstairs Wc

Comprising of a WC, wash hand basin, a central heating radiator and vinyl floor covering.

Lounge

11' 4" \bar{x} 15' 9" + Bay Window (3.45m x 4.80m + Bay Window)

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

Reception Room

7' 7" x 7' 9" (2.31m x 2.36m)

Comprising of a front facing double glazed window, a central heating radiator and carpet floor covering. Currently used as a play room.

Kitchen / Diner

26' 5" max x 6' 6" (8.05m max x 1.98m)

The modern kitchen is a dream, complete with fitted appliances, quartz countertops, and ample storage. The fitted kitchen, which includes both wall and base units, features a fridge/ freezer, a dish washer, a washing machine and vinyl floor covering. The kitchen also includes a sink and drainer unit, a central heating radiator and rear facing patio doors.

Utility Room

5' 9" x 7' 9" (1.75m x 2.36m)

Comprising of a sink and drainer unit, vinyl floor covering, a central heating radiator, wall and base units and a side facing door.

Landing

Including carpet floor covering, a central heating radiator and loft access.

Bedroom One

14' max x 11' 2" max (4.27m max x 3.40m max)

Featuring fitted wardrobes a front facing double glazed window, a central heating radiator and carpet floor covering.

En Suite To Bedroom One

Comprising of a WC, wash hand basin, a shower, a front facing double glazed window, vinyl floor covering and a central heating radiator.

Bedroom Two

11' 4" max x 12' 1" max (3.45m max x 3.68m max) With a front facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Three

9' 5" x 11' 1" (2.87m x 3.38m)

Including a rear facing double glazed window, a central heating radiator and carpet floor covering.

Bedroom Four

13' 1" x 9' 2" max (3.99m x 2.79m max) Featuring a rear facing double glazed window, a central heating radiator and carpet floor covering.

Bathroom

Comprising of a WC, wash hand basin, vinyl floor covering, a shower over the bath, a rear facing double glazed window and partial tiling where visible.

Front Garden

With parking for two cars.

Rear Garden

Featuring a lawn space, a paved area, an outdoor tap and fencing to all sides with gated access.

Garage

A detached garage with up and over door and electric supply.





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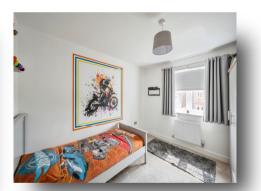
- £330,000
- Four Generous Bedrooms
- Modern Fitted Kitchen
- Prime Location Close To Local Schools, Parks And Amenities
- Spacious Living Areas

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£330,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HTF106134 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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