



**'THREWAYS', CEMETERY ROAD, HATFIELD,  
DONCASTER DN7 6LT**

An individual detached 3 bedroomed bungalow with surrounding grounds and a single detached garage

- **Adjoining grassed paddock with stable and various associated outbuildings.**
- **The entire site, excluding the separate driveway which gives independent access to the paddock, is in the approx. region of 0.341 ha (0.842 of an acre).**
- **Semi-rural location, access to junction 5 of the M180/M18 approx. 1 mile.**
- **On the Doncaster Local Plan 2015-2035 (adopted) Policies Map the subject site is within the category of a 'Residential Policy Area'.**

**Accommodation** (room sizes approx. only)

**Ground Floor:**

**PORCH**

**HALL**

**LOUNGE** (about 4.5m x 3.66m)

**KITCHEN** (3.9m x 3.3m)

**BEDROOM 1** (about 3.5m x 3.35m)

**BEDROOM 2** (about 3.93m x 3.63m)

**BEDROOM 3** (about 4.1m x 3.7m)

**BATHROOM** (about 2.6m x 2.1m)

**OUTSIDE**

Surrounding corner gardens.

Detached single brick built Garage (approx. 5m x 3m) with dual pitched and concrete tiled roof.

#### **THE PADDOCK AREA AND OUTBUILDINGS**

This is grassed and enclosed. It is broadly level.

To the southern part of the site there are the following outbuildings:

Detached Stable (9.5m x 3.8m) with timber walls and pitched and metal sheet clad roof.

Lean-to Timber Store (2.6m x 7.7m).

Detached metal clad Garage (6m x 3m).

Open timber Implement/Storage Shed (9m x 3.4m).

On the Agricultural Land Classification Map of England and Wales the subject is of Grade Three quality.

On the Soil Classification Map of England and Wales the subject area is described as Newport One Category and "Deep well drained sandy and coarse loamy soils. Some sandy soils affected by groundwater. Risk of wind and water erosion".

#### **SERVICES (not tested)**

Mains water, electricity, drainage and gas (to the bungalow). Gas fired central heating.

#### **ROADS**

Access to the bungalow site is directly off Cemetery Road, which is made up and adopted.

Separate access to the paddock land is also available off Cemetery Road (via unmade track).

#### **COUNCIL TAX**

Band D.

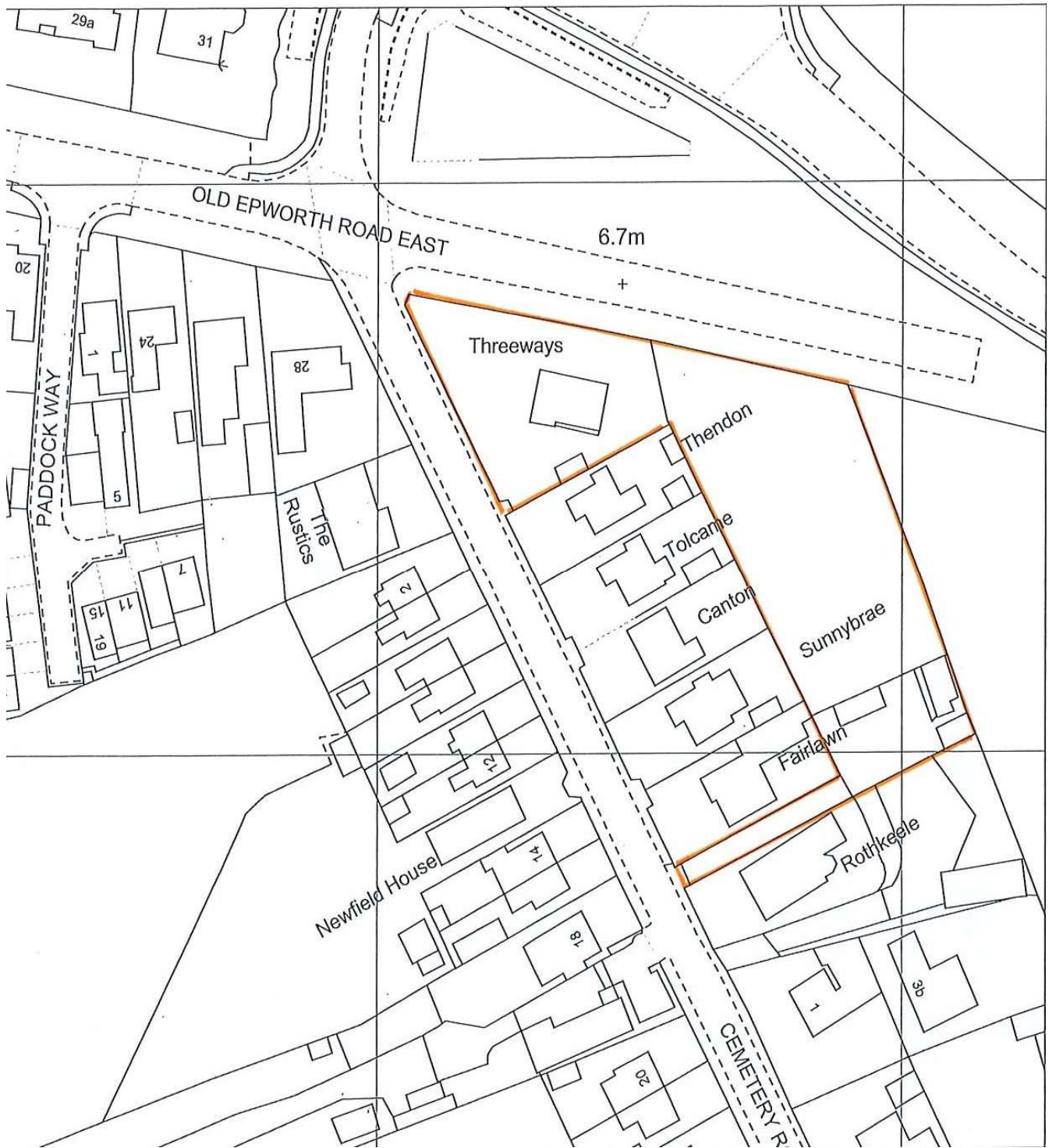
#### **TENURE**

Freehold.

#### **VIEWING**

Strictly by prior appointment through Grice & Hunter 01302 360141.





**For identification purposes only – not to scale.  
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