



**Menson Drive, Hatfield Doncaster DN7 6RA**



**welcome to**

**Menson Drive, Hatfield Doncaster**

Welcome to Menson Drive! Located in the popular village of Hatfield this is a beautiful and spacious two-bedroom detached dormer bungalow offering stunning rear garden, open plan kitchen / diner space, off street parking & garage. Must be viewed to appreciate what is on offer!!



### **Entrance Hall**

Including laminate floor covering, a storage space, a central heating radiator and stairs to the first floor.

### **Lounge**

19' 7" max x 11' 11" max ( 5.97m max x 3.63m max )

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

### **Dining Room**

10' 5" x 10' ( 3.17m x 3.05m )

Including a front facing double glazed window, laminate floor covering and a central heating radiator.

### **Kitchen**

10' 7" x 8' 9" ( 3.23m x 2.67m )

The fitted kitchen, which includes both wall and base units, features an oven, a hob, a fridge freezer and a tiled splash back. The kitchen also comprises of both front and side facing double glazed windows and tiled floor covering.

### **Sun Room**

19' 9" x 7' 1" ( 6.02m x 2.16m )

Comprising of laminate floor covering, rear facing French doors and spot lights. The roof of the sun room is insulated with a skylight.

### **Landing**

Comprising of carpet floor covering and a storage space.

### **Bedroom One**

9' 8" to wardrobe fronts x 10' 1" ( 2.95m to wardrobe fronts x 3.07m )

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

### **Bedroom Two**

9' 9" to wardrobe fronts x 11' 2" ( 2.97m to wardrobe fronts x 3.40m )

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

fitted wardrobes.

### **Bathroom**

Featuring a WC, wash hand basin, a shower, a storage space, a side facing double glazed window, tiled floor covering, partially tiled walls and a heated towel rail.

### **Rear Garden**

Featuring an outdoor tap, fencing to all sides, a shed, a decked area and a fenced area.

### **Garage**

9' 6" x 16' ( 2.90m x 4.88m )

Comprising of an electric supply and an up and over door.



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## Menson Drive, Hatfield Doncaster

- \*\*£260,000\*\*
- Generous & Private Rear Garden
- Off Street Parking & Garage
- Beautifully Presented Throughout
- Two-Bedroom Detached Dormer Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HTF106302 - 0004

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