



**Sunrise House Bawtry Road  
Hatfield Woodhouse DN7 6PH**

**Offers Around £650,000  
FREEHOLD**

BRAND NEW FIVE bedroom, THREE bathroom detached family home extending to over 2,700 sq.ft (252.9 sq.m) with approx 0.80 acre GRASSED PADDOCK. Arranged over three floors with stunning and spacious living/kitchen/diner with large lounge, both with bi-fold doors. Master bedroom suite to the second floor. Detached brick garage. Ready now. Sought after residential village with close motorway access. **VIEWING ESSENTIAL.**



- BRAND NEW LUXURY DETACHED HOUSE • Five bedrooms, Three bathrooms • Arranged over three floors • Superb open plan living/kitchen/diner

## ENTRANCE HALL

21'0" x 9'6"

Front composite double glazed entrance door. Two side facing UPVC double glazed windows. Glass balustrade staircase leading to the first floor. Doors off to the lounge, living/kitchen/diner and w.c. Luxury vinyl tiled herringbone effect floor with underfloor heating.

## LOUNGE

25'11" x 12'10"

Two front facing UPVC double glazed windows and rear facing double glazed Bi-fold doors. Inset ceiling spotlights. High level T.V power and aerial socket. Underfloor heating.

## LIVING/KITCHEN/DINER

25'11" x 22'8" max.

Two front facing UPVC double glazed windows and rear UPVC double glazed window and Bi-fold doors. Fitted with matt finished charcoal wall and base units with quartz worktops also extending into a breakfast bar island with integrated wine cooler. Built-in five ring electric hob with stainless steel extractor hood, oven and grill. Integrated tall larder fridge, separate tall freezer and dishwasher. Inset ceiling spotlights. Luxury vinyl tiled herringbone effect floor with underfloor heating. Door into the utility room.

## UTILITY ROOM

9'8" x 9'6"

Rear facing UPVC double glazed window and entrance door. Fitted with matching matt charcoal grey wall and base units with quartz worktops incorporating a one and a half bowl sink. Concealed wall mounted gas combi central heating boiler with additional hot water storage tank. Built-in washing machine and dryer. Luxury vinyl tiled herringbone effect floor with underfloor heating. Inset ceiling spotlights.

## W.C

5'5" x 5'1"

Fitted with a grey vanity wash hand basin incorporating a concealed cistern w.c. Tiled walls and floor with underfloor heating.

## FIRST FLOOR LANDING

24'5" x 9'6"

Large front facing UPVC double glazed window with built-in bench seating with storage below. Glass balustrade staircase leading to the second floor. Inset ceiling spotlights. Doors off to all rooms.



- Spacious lounge with bifold doors
- Utility room, Ground floor w.c.
- Detached brick double garage
- Long Driveway/Substantial parking

## BEDROOM TWO

16'3" x 13'0"

Two rear facing UPVC double glazed windows. Radiator. Inset ceiling spotlights. High level T.V power and aerial socket.

Door into the en-suite shower room.

## EN-SUITE SHOWER ROOM

9'6" x 9'5"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of twin vanity wash hand basins with storage below, spacious tiled shower cubicle with mains shower and w.c. Stone effect tiled walls and floor. Inset ceiling spotlights.

## BEDROOM THREE

12'11" x 12'10"

Two rear facing UPVC double glazed windows. Radiator. Inset ceiling spotlights. High level T.V power and aerial socket.

## BEDROOM FOUR

12'10" x 12'7"

Two front facing UPVC double glazed windows. Radiator. Inset ceiling spotlights. High level T.V power and aerial socket.

## BEDROOM FIVE

12'10" x 9'4"

Two front facing UPVC double glazed windows. Radiator. Inset ceiling spotlights. High level T.V power and aerial socket.

## BATHROOM

9'7" x 6'3"

Rear facing UPVC double glazed window. Fitted with a white four piece suite comprising of a free standing bath, tiled shower cubicle with mains shower, vanity wash hand basin and w.c. Stone effect tiled walls and floor. Chrome towel radiator.

## SECOND FLOOR LANDING

Rear facing double glazed skylight window. Doors off to the master bedroom, en-suite shower room and walk-in wardrobe.

## MASTER BEDROOM

19'5" x 15'7"

Three rear facing double glazed skylight windows. Radiator. Inset ceiling spotlights. High level T.V power and aerial socket. Loft access point.

## EN-SUITE SHOWER ROOM

9'5" x 7'7"

Two rear facing double glazed skylight windows. Fitted with a



- Generous sized lawned plot with 0.80 acre paddock
- Extending to approx. 252.9 sq.m/ 2,722 sq.ft

three piece suite comprising of a tiled shower cubicle with mains shower, vanity wash hand basin and w.c. Stone effect tiled walls. Inset ceiling spotlights. Chrome towel radiator.

## OUTSIDE

The property stands prominently on Bawtry Road with a long wide gravelled driveway, which leads to the side, providing substantial parking which then leads to the double garage. The front garden is lawned and there is access to the left side of the property.

## DETACHED BRICK GARAGE

Two front remote control roller shutter doors. Side UPVC double glazed window and access door.

The rear garden is a generous size with large block paved patio,

lawn and post and rail fencing to the rear overlooking the grassed paddock, which measures approximately 0.80 acres.

## READY TO MOVE STRAIGHT INTO

### INFORMATION

#### Uplift Clause

In the event that any residential planning consent was to be granted on the grassed paddock in the future, the vendor will be entitled to 50% of any increase in value for a period of 25 years following completion of the sale. Please contact the branch for further information.





## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band

**Viewings** - By Appointment Only

**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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