



**Sharigon Slay Pit Close, Hatfield Woodhouse Doncaster DN7
6PR**

welcome to

Sharigon Slay Pit Close, Hatfield Woodhouse Doncaster

A spacious five-bed detached home with generous living areas, an expansive driveway, peaceful side field views, and an enclosed heated outdoor pool offering year-round enjoyment. An unmistakably special opportunity for families looking for a forever home set in a semi rural location.



Entrance Hall

The spacious entrance hall gives a warm welcome as you enter the property, featuring beautiful wooden floors, a central heating radiator and stairs rising to the first floor.

Lounge

22' 6" x 13' 1" (6.86m x 3.99m)

Ideal for spending cosy nights with friends and family, or simply enjoying the dual aspect views over surrounding fields and the front of the property, the lounge includes wooden flooring giving the space a warm feel, a central heating radiator and the dual aspect front and side facing double glazed windows.

Dining Room

12' 1" x 11' 1" (3.68m x 3.38m)

With double doors to both the lounge and conservatory, and access to the kitchen, the dining room is the perfect setting for dinner parties and entertaining- enjoying a natural flow through to the lounge, conservatory and kitchen, creating an easy, connected feel throughout the home. The dining room also includes a side facing double glazed window, wooden flooring and a central heating radiator.

Conservatory

14' 6" x 9' 1" (4.42m x 2.77m)

Flowing through to the dining room, lounge and kitchen- the conservatory provides additional living space with views over the front and side of the property. A bright, easy-feeling room perfect for everyday living! The conservatory comprises of side facing double glazed French doors, an electric supply and both front and side facing large double glazed windows.

Utility Room

9' 5" x 8' 5" (2.87m x 2.57m)

Providing additional space, perfect for busy families needing space for muddy boots, the utility room features a side facing door leading to the side of the property, vinyl floor covering, both wall and base units and a sink and drainer unit.

Shower Room

Including laminate floor covering, a front facing double glazed window, a WC, wash hand basin and a shower.

Landing

Comprising of three Velux windows, a central heating radiator, carpet floor covering, storage and loft access.

Bedroom One

19' 2" x 11' 8" (5.84m x 3.56m)

Located on the ground floor of the property, the generously proportioned master bedroom includes a rear facing double glazed window, a central heating radiator, carpet floor covering and fitted wardrobes, providing extra storage space for growing families. The master bedroom also has access to the en suite.

En Suite

Featuring a walk in shower, a WC, a heated towel rail, a side facing double glazed window and partial tiling where visible.

Bedroom Two

14' 8" x 9' 9" (4.47m x 2.97m)

Located on the first floor, bedroom two offers a rear facing double glazed window, carpet floor covering, a central heating radiator and fitted wardrobes.

Bedroom Three

14' 8" x 9' 1" (4.47m x 2.77m)

A generously proportioned bedroom. featuring a rear facing double glazed window offering field views to the rear of the property, carpet floor covering and a central heating radiator. Bedroom three could be used as either a bedroom or would make a stylish office with views over the back of the property.

Bedroom Four

11' 7" x 10' 4" (3.53m x 3.15m)

Conveniently situated on the ground floor, including a rear facing double glazed window, carpet floor

covering and a central heating radiator. An ideal space for spending cosy nights relaxing.

Bedroom Five

11' 8" x 10' 6" (3.56m x 3.20m)

Positioned opposite the shower room on the ground floor, bedroom five offers a rear facing double glazed window, carpet floor covering, fitted wardrobes and a central heating radiator. With the additional storage and convenient location, bedroom five would make a comfortable and well appointed guest room.

Bathroom

Positioned on the first floor, the bathroom includes a WC, wash hand basin, laminate floor covering, a Velux window and a corner bath.

Double Garage

Featuring an electric supply and a separate changing area for the swimming pool.

Front Garden

A well appointed driveway leads up to the impressive frontage of the property, allowing for ample parking and field views to the side. The wrap around lay out give the property a spacious and open feel, with astro turf, an extensive gravel area currently used for decorative potted plants and electric gates giving access from the main road.

Rear Garden

A continuous garden layout carries you from the front of the property through to the rear garden, which includes a well-manicured lawn, a gravel area ideal for sitting and enjoying the warmer weather with close family and friends with the leafy seclusion of the hedges and fencing surrounding the garden, giving the garden a private feel.

Swimming Pool

Tucked away in the privacy of the rear garden, this impressive all-weather heated pool creates a true year-round retreat. The arched, translucent structure floods the space with natural light while offering full



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welcome to

Sharigon Slay Pit Close, Hatfield Woodhouse Doncaster

- £548,000
- Five Bedroom Detached Property In A Beautiful Semi Rural Location
- Ample Living Space For All The Family.
- Private Wrap Around Style Garden.
- Electric Gated Access.

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£548 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106413 - 0012

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