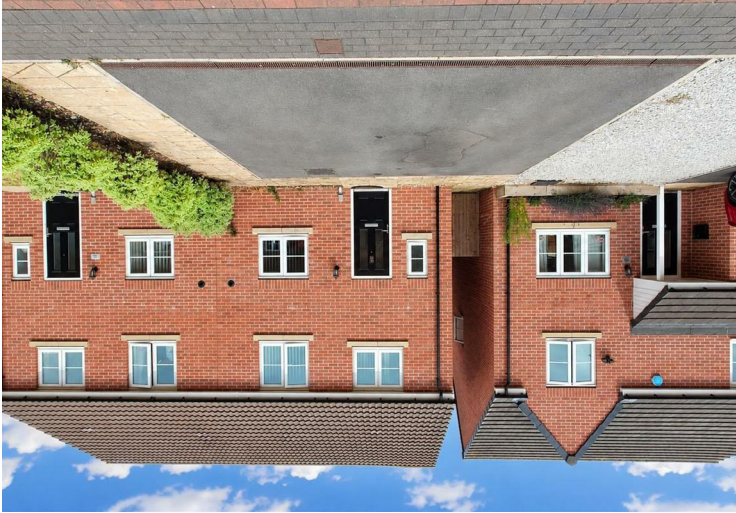




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Roxbury Drive, Hatfield, Doncaster, DN7 6FL
Offers Around £195,000

A PRISTINE 3 BEDROOM SEMI-DETACHED HOUSE / GAS CENTRAL HEATING VIA A COMBI BOILER / PVC DOUBLE GLAZING / GROUND FLOOR WC /MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES / LOVELY MODERN WHITE EN-SUITE SHOWER ROOM & HOUSE BATHROOM / TWO OFF STREET PARKING SPACES / CONVENIENT TO LOCAL SCHOOLS AND AMENITIES / VIEWING A MUST //

Situated on a sought after development on the fringe of Hatfield, a modern 3 bedroom semi detached house. It has gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, ground floor WC, open plan dining kitchen with integrated cooking appliances, large lounge with double doors onto the rear garden. First Floor Landing, 3 good sized bedrooms, an en-suite shower room and a modern bathroom with a second shower. The property is ideally positioned for local amenities, schools and transport links, making this an attractive proposition for first-time buyers, families and commuters alike. Early Viewing Is Recommended.

ACCOMMODATION

A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is finished with a wood effect vinyl floor covering, a central heating radiator, central ceiling light, plus a staircase to the first floor accommodation. A modern panel door gives access into a ground floor WC.

GROUND FLOOR WC

Fitted with a modern two-piece white suite that comprises of a low flush WC, wash hand basin, vinyl floor covering, a central heating radiator, a PVC double glazed window and a ceiling light.

LOUNGE

16'2" x 13'2" max (4.93m x 4.01m max)

An attractive rear-facing reception room. It has two PVC double glazed double opening doors which give an outlook over the property's rear garden, a further PVC double glazed window, a double panel central heating radiator, television aerial points, two central ceiling lights and a deep understairs storage cupboard.

OPEN PLAN DINING KITCHEN

15'4" x 9'2" (4.67m x 2.79m)

All smartly finished with a range of modern high and low level units finished with a white cabinet door and a contrasting work surface over. There is a single drainer stainless steel sink unit with a mixer tap, a host of integrated appliances include a four ring gas hob, stainless steel splashback, an extractor hood and an integrated oven. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type

boiler which supplies the domestic water and central heating systems. There is plumbing for an automatic washing machine, room for a tall fridge freezer. Within the dining area there is a double panel central heating radiator, two central ceiling lights including a pendant light, an extractor fan, a PVC double glazed window with an outlook to the front.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a central heating radiator, a central ceiling light and an access point into loft space.

BEDROOM 1

14'2" max x 9'0" (4.32m max x 2.74m)

A lovely double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a central ceiling light, tv aerial point and a door to an en-suite shower room.

MODERN EN-SUITE SHOWER ROOM

This is fitted with a modern white suite that comprises of a shower enclosure with a mains plumed thermostatic shower, a pedestal wash hand basin and a low flush WC. There is a vinyl floor covering, a ceiling light and an extractor fan.

BEDROOM 2

11'4" x 9'2" (3.45m x 2.79m)

A lovely second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a recess suitable for built-in wardrobes.

BEDROOM 3

10'6" x 6'11" (3.20m x 2.11m)

A comfortable third bedroom is evidenced by the room measurements. There is a PVC double glazed window with an outlook to the rear, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

Fitted with a modern white three-piece suite that comprises of a panelled bath with a glazed shower screen with a mains plumbed thermostatic shower over. There is pedestal wash hand basin, low flush WC, a central heating radiator, a PVC double glazed window, a central ceiling light, extractor fan and a vinyl floor covering.

OUTSIDE

To the front of the property there is a double width driveway which provides car standing and a pedestrian pathway giving access to the front door, and continues to give gated access into the rear garden.

REAR GARDEN

The rear garden is all nicely enclosed. There is timber fencing to the perimeters, it is mainly lawned and includes a useful timber shed. There is an external light point laid on and external water.

AGENTS NOTES:

TENURE - FREEHOLD

ESTATE CHARGE - £194.00 p.a.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, as new 2021.

HEATING - Gas radiator central heating, as new 2021.

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 900 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

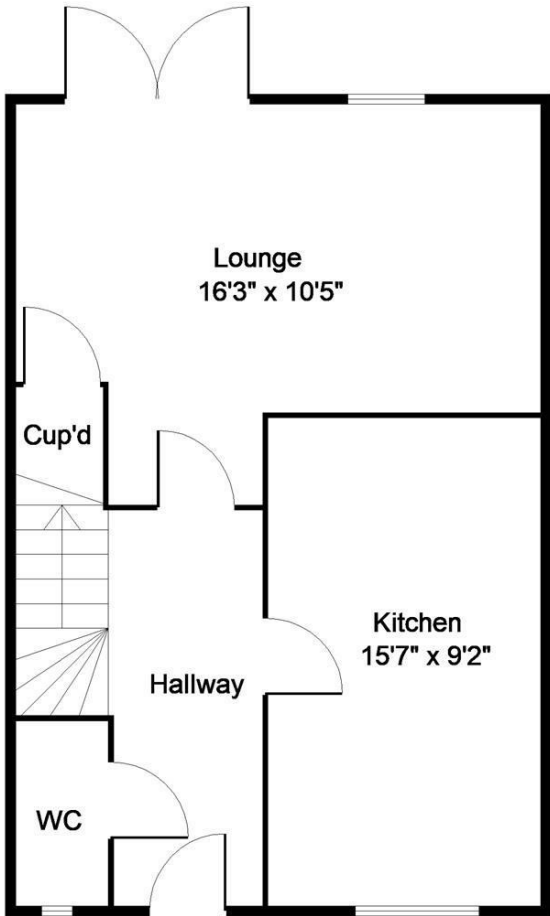
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate a n d reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

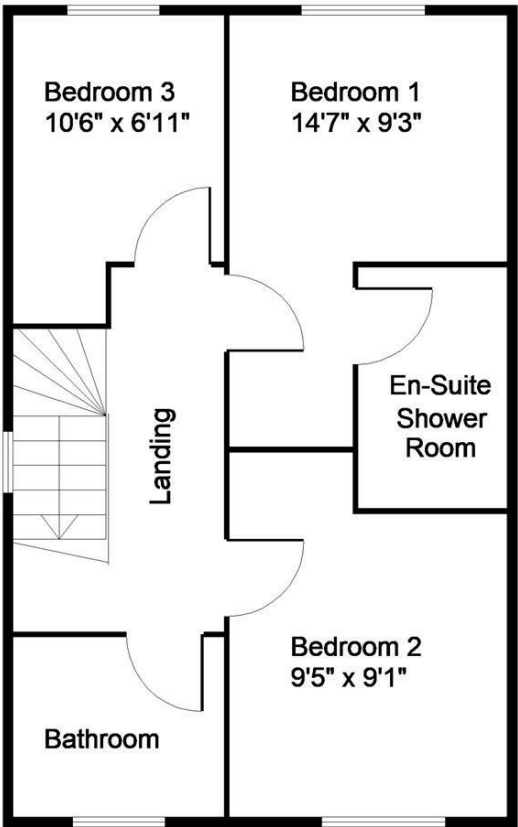
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor

