



**Green Garth Main Street  
Hatfield Woodhouse DN7 6NE**

**Offers Around £430,000**

**FREEHOLD**

**VIEWING ESSENTIAL.** Charming FIVE bedroom, TWO bathroom detached house. Larger than average garage. Formal garden. Lounge, Dining room, Large kitchen/diner & Sun room. Utility. Two ground floor toilets. Study. Large brick games room. Ideal work from home property. Sought after residential village.



- FIVE BEDROOM DETACHED HOUSE • Entrance Hall, Formal lounge • Dining room & Sun room • Large kitchen/diner, Utility room

### ENTRANCE HALL

UPVC double glazed entrance door. Front facing UPVC double glazed window. Solid oak flooring. Decorative panelled walls to half height. Radiator. Large built-in coat and shoe cupboard. Doors off to the lounge, dining room, kitchen and w.c.

### LOUNGE

17'11" x 15'4"

UPVC double glazed french doors leading into the formal garden. Feature brick fireplace with oak mantel, stone flagged hearth and cast iron log burner. Feature faux beam to the ceiling. Three wall lights and central pendant light. Doors through to the dining room and sun room.

### DINING ROOM

14'11" x 12'1"

UPVC double glazed window. Feature fireplace with timber surround to a cast iron gas fire with tiled insets and tiled hearth. Radiator. Spindle balustrade staircase leading to the first floor.

### SUN ROOM

15'8" x 8'0"

UPVC double glazed windows to two sides with UPVC double glazed entrance door. Tiled floor. Electric wall heater. Sliding door into the w.c.

### W.C

7'8" x 2'7"

Fitted with a white w.c and wash hand basin.

### KITCHEN/DINING ROOM

16'3" x 16'0"

Rear and side facing UPVC double glazed windows. Fitted with a range of cream shaker style wall and base units with butchers block and granite worksurfaces incorporating a belfast style sink. Free standing gas range style cooker with tiled splashback and feature alcove with integrated extractor hood and display shelf above. Inset ceiling spotlights above the worksurface areas and two pendant lights. Tiled floor. Radiator. Doors leading into the utility room and study.

### UTILITY ROOM

7'3" x 4'11"

Side facing UPVC double glazed window and rear UPVC double glazed entrance door. Cream shaker style wall and base units with butchers block effect worksurfaces incorporating a stainless steel sink and drainer. Space for fridge freezer and washing machine. Wall mounted gas combi central heating boiler. Tiled floor.

### STUDY

8'11" x 7'1"

Side facing UPVC double glazed window. Radiator.



- Study, Two bathrooms • Two ground floor toilets • Large brick garage, Large Games room • Formal garden plus courtyard • VIEWING ESSENTIAL • Extending to approx. 205.4 sq.m

### W.C

7'0" x 3'3"

Front facing UPVC double glazed window. Fitted with a white w.c and pedestal wash hand basin. Tiled floor and half height tiled walls. Radiator.

### LANDING

Large spacious landing with doors off to all rooms. Front facing UPVC double glazed window. Loft access.

### MASTER BEDROOM

14'8" x 12'8"

Rear and side facing UPVC double glazed windows. Radiator. Doors into the en-suite and walk-in wardrobe.

### EN-SUITE SHOWER ROOM

6'7" x 4'1"

Rear facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled floor and walls. Radiator.

### BEDROOM TWO

12'6" x 12'4"

UPVC double glazed window. Feature cast iron fireplace. Two built-in wardrobes with glazed doors. Radiator.

### BEDROOM THREE

12'6" x 11'8"

UPVC double glazed window. Large built-in storage/wardrobe. Radiator.

### BEDROOM FOUR

12'8" x 8'9"

UPVC double glazed window. Radiator.

### BEDROOM FIVE

11'8" x 4'11"

UPVC double glazed window. Radiator.

### BATHROOM

12'4" x 5'6".

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a feature claw foot roll top bath, tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Decorative half height panelling to the walls. Solid oak flooring. Radiator.

### OUTSIDE

There is a large gravelled driveway providing ample off road parking with space for caravan or motorhome. The driveway leads to the brick detached garage with a paved path leading to the main front entrance door and path continuing to a gate leading into the rear courtyard.



The rear courtyard is wall enclosed with paved patio providing an ideal entertaining and seating area with door leading into the kitchen and access to the games room. A gate to the side of the games room then provides access into the formal garden.

### GAMES ROOM

20'4" x 15'1"

UPVC double glazed windows and French doors leading from the courtyard and a further set of UPVC double glazed French doors leading into the formal gardens. Exposed timber beams with two large spider pendant lights. Timber door and single glazed window to the side.

### DETACHED BRICK GARAGE

23'5" x 16'8"

Front up and over electric door. Side pedestrian access door.

Electric light and power.

### FORMAL GARDEN

Attractively laid out in front of the original part of the house, in a parterre style, with clipped formal box hedging, gravelled paths and cylindrical shaped yew tree topiary to the side borders. This part of the garden also fronts main street and has a pedestrian wrought iron gate. The gardens continue through the yew topiary to a further gravelled garden with timber summerhouse, greenhouse and established perennial borders. This area of garden overlooks the fields to the rear and has access into the games room.

### VIEWING ESSENTIAL

The property offers deceptively large and flexible living space and would make a superb family home or even a work from home space using the internal study or the detached games room.





## Additional Information

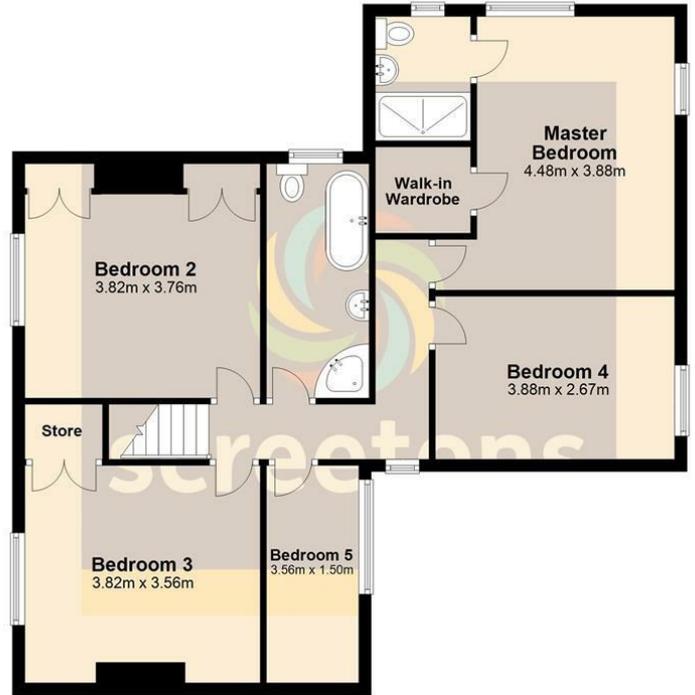
**Local Authority** - Doncaster  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Tenure** - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(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

Thorne Sales  
 94 King Street  
 Thorne  
 Doncaster  
 South Yorkshire  
 DN8 5BA

01405 816893  
 thorne@screetons.co.uk  
 www.screetons.co.uk

