



60 Pippin Way, Hatfield, Doncaster, DN7 6EB
£304,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern upgraded detached house located on an impressive plot in this popular location with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2023 the property still benefits from 7 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include a light dual aspect lounge, French doors to the rear, fitted wardrobes to 3 bedrooms plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

There is driveway parking to the front leading to a single garage with power and light. There are gardens laid mainly to turf with patio area.

Tenure - Freehold
Estate management Fee - £120 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With recessed spot lights and laminate flooring.

Lounge 16'2" x 11'0" (4.94m x 3.37m)

A light dual aspect room with carpets and window shutters.

Dining Kitchen 18'0"(max) x 12'1"(max) (5.50m(max) x 3.69m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. Having access to store plus French doors to the rear plus recessed spot lights, laminate flooring and shutters.

Utility Room 5'10" x 5'9" (1.78m x 1.76m)

Having modern units with laminate worktops and upstands plus washing machine and drier. Laminate flooring, recessed spot lights and window shutters.

WC 5'9" x 2'11" (1.77m x 0.90m)

Having contemporary white sanitary ware, tiling, recessed spot lights and laminate flooring.

FIRST FLOOR

Landing

With recessed spot lights, carpets and access to store.

Bedroom 1 12'4"(max) x 11'6"(max) (3.78m(max) x 3.53m(max))

With fitted wardrobes, recessed spot lights, carpets and blinds.

En Suite 8'9"(max) x 5'10"(max) (2.67m(max) x 1.78m(max))

Having contemporary white sanitary ware with walk in shower, vanity basin, ladder radiator and recessed spot lights.

Bedroom 2 11'11"(max) x 10'1"(max) (3.64m(max) x 3.09m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 13'3"(max) x 11'6"(max) (4.04m(max) x 3.53m(max))

With recessed spot lights, fitted wardrobes, carpets and blinds.

Bedroom 4 11'4" x 9'4" (3.46m x 2.85m)

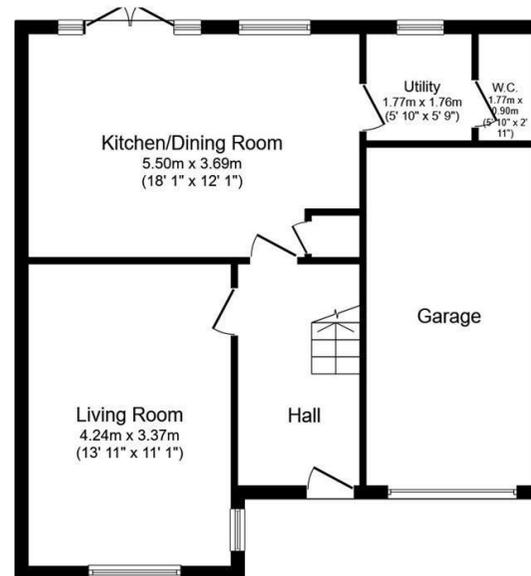
With recessed spot lights and carpets.

Bathroom 6'9"(max) x 6'4"(max) (2.07m(max) x 1.94m(max))

Having contemporary white sanitary ware, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

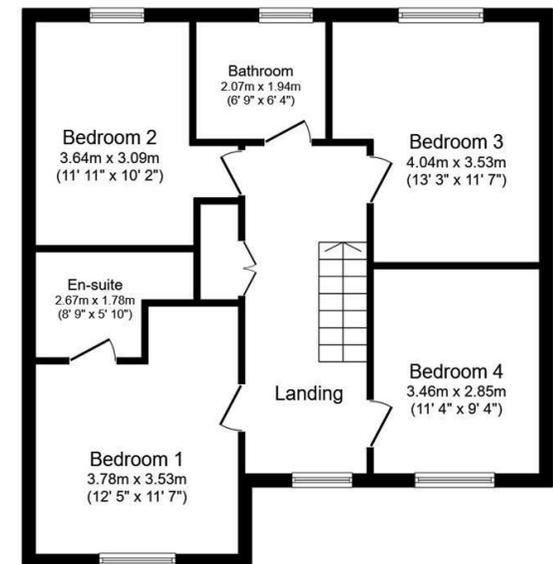
EXTERNAL

There is driveway parking to the front leading to a single garage with power and light. There are gardens laid mainly to turf with patio area.



Ground Floor

Floor area 66.7 sq.m. (718 sq.ft.)



First Floor

Floor area 66.7 sq.m. (718 sq.ft.)

Total floor area: 133.5 sq.m. (1,437 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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