



## Slay Pit Close, Doncaster

This stunning five bedroom detached dorma bungalow must be VIEWED TO APPRECIATE the features and benefits on offer, which include an external swimming pool. Briefly the property comprises five bedrooms with en suite to master, bathroom to first floor, shower room to ground floor, lounge, separate dining room, conservatory, kitchen, whilst externally there are gardens surrounding the property with a large swimming pool covered by a canopy, plus a double garage partly converted to changing rooms, with a drive accessed via electric gates offering off street parking for numerous vehicles. The property lies at the end of a quiet lane in Hatfield Woodhouse which is a village lying on the A18 close to the motorway networks accessed by the M18 leading to Doncaster to the south west and Scunthorpe to the east. The village has a primary school, village hall, shops including a Tesco express and two public houses. EARLY VIEWING IS STRONGLY RECOMMENDED.

**Offers In Excess Of £650,000**

**Council Tax: E**



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**EXCLUSIVE**

# Slay Pit Close, Doncaster

## DESCRIPTION

### ACCOMMODATION

The property is accessed via a Porched entrance with overhead light leading to a wood effect composite door with glass ornate panel and two further panels to the side leading into:

### HALLWAY

8'4" x 27'7"

Provides access to the Lounge, Kitchen, Utility Room and three further Bedrooms and Shower Room. Stairs to first floor accommodation, panelled flooring, wall mounted alarm panel, dado rail and concealed radiator.

### LOUNGE

13'0" x 22'6"

TV and telephone point, wood panel flooring, radiator, dado rail, bay window to the front elevation and window to the side elevation, bi folding doors leading into:

### DINING ROOM

12'0" x 11'0"

Wood panel flooring, dado rail, window to the rear elevation and radiator. Door leading into Kitchen and double doors leading into Conservatory.

### CONSERVATORY

14'4" x 9'3"

Ceiling fan, lino flooring, double doors opening to the front garden.

### KITCHEN

12'0" x 11'5"

Space for a range cooker, integrated dishwasher, fridge, wall and base units in cream with underlighters, complementary worktops, ceramic one and a half sink with mixer tap over, Kardean flooring and concealed radiator. Space leading to Utility Room and Hallway.

### UTILITY ROOM

9'4" x 8'4"

Wall and base units, space for washing machine, dryer and freezer, complementary worktops with stainless steel sink and mixer tap over, spotlights to ceiling, Kardean flooring, window and uPVC door to the rear.

### MASTER BEDROOM

11'7" x 19'0"

Built in wardrobes, window to the rear elevation, radiator and door leading into:

### EN SUITE SHOWER ROOM

5'9" x 7'5"

Shower unit and matching white pedestal wash hand basin, low level flush w.c., extractor fan to ceiling, towel radiator and window to the side elevation.

### BEDROOM TWO

10'10" x 11'7"

Set of wardrobes and cupboards with space under for bed, dado rail, window to the rear elevation, TV point and radiator.

### BEDROOM THREE

10'5" x 11'7"

Built in wardrobe, dado rail, window to the rear elevation and radiator.

### SHOWER ROOM

8'5" x 8'4"

Corner shower unit with rainfall shower head and separate attachment, matching white pedestal wash hand basin and low level flush w.c., extractor fan to ceiling, vinyl flooring, window to the front elevation and radiator.

### FIRST FLOOR LANDING

14'7" x 21'3" to maximum dimensions

Providing access to two Bedrooms and Bathroom, cupboard housing boilers, eaves storage, radiator, dado rail and three velux windows.

### BEDROOM FOUR

14'7" x 9'8"

Dado rail, window to the front elevation and radiator.

### BEDROOM FIVE

14'7" x 9'0"

Dado rail, window to the rear elevation and radiator.

### BATHROOM

Half tiled with corner bath with shower attachment to taps, wash hand basin in unit, low level flush wc, velux window and concealed radiator.

### EXTERNALLY

The front of the property is accessed by an electric wrought iron gate leading to a driveway providing off street parking for several vehicles leading up to the double Garage. The front garden is laid mainly to stone chip areas with paving and a section of astro turf, there are mature shrubs and trees including two palms, raised bed and further lawned area to the side which leads to the rear. The rear has outside tap and power sockets. To the rear is a swimming pool with canopy over 12.23m x 6.44m with ladder and six foot deep to one end and three foot deep to the other, there is a heat pump as well.

Further outside tap and electric socket to the side.

### DOUBLE GARAGE

17'2" x 17'10"

Split Garage with one half being converted to a changing room for the swimming pool with toilet section and wash hand basin. Door to the side and window, wall mounted fuse boxes.

### COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'E'

### TENURE - FREEHOLD







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.

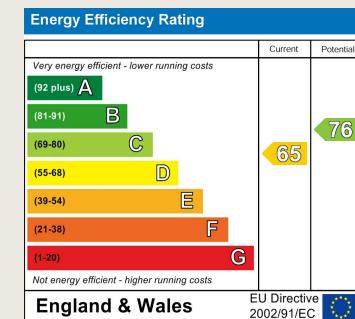
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## MATERIAL INFORMATION

**Tenure: Freehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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