



Warwick Close, Doncaster, DN7

£220,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

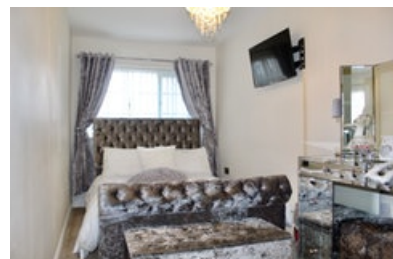
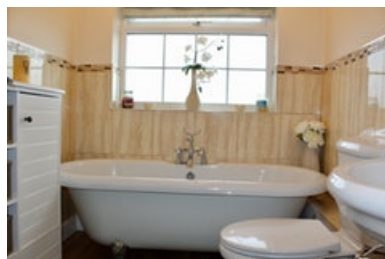
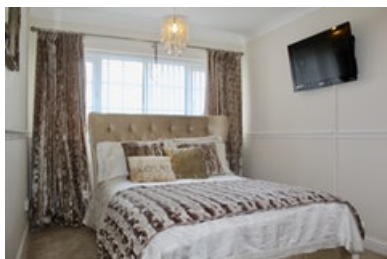
Ideal Family Home | Beautifully Presented Throughout | Modern Kitchen with Integrated Appliances | THREE Reception Rooms | Front Porch | FOUR Bedrooms | Fitted Wardrobes | Bathroom AND Shower Room | Generous Rear Garden | Private Driveway | EARLY VIEWING IS ADVISED!

Key features:

- Ideal Family Home
- Beautifully Presented Throughout
- Modern Kitchen
- Integrated Appliances
- THREE Reception Rooms
- Front Porch
- FOUR Bedrooms
- Bathroom and Shower Room
- Generous Garden
- Private Driveway
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

Extra info:

- **Property Age:** 37 years
- **Council Tax:** Band C (£1464.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



***** Guide Price £220,000 to £230,000 *****

This stunning 4 bedroom detached property is nestled into the sought after location of Hatfield Woodhouse and is well placed for access to local amenities whilst having excellent transportation links to the motorway network.

This impressive and beautifully proportioned property offers a gas central heating system and double glazing throughout.

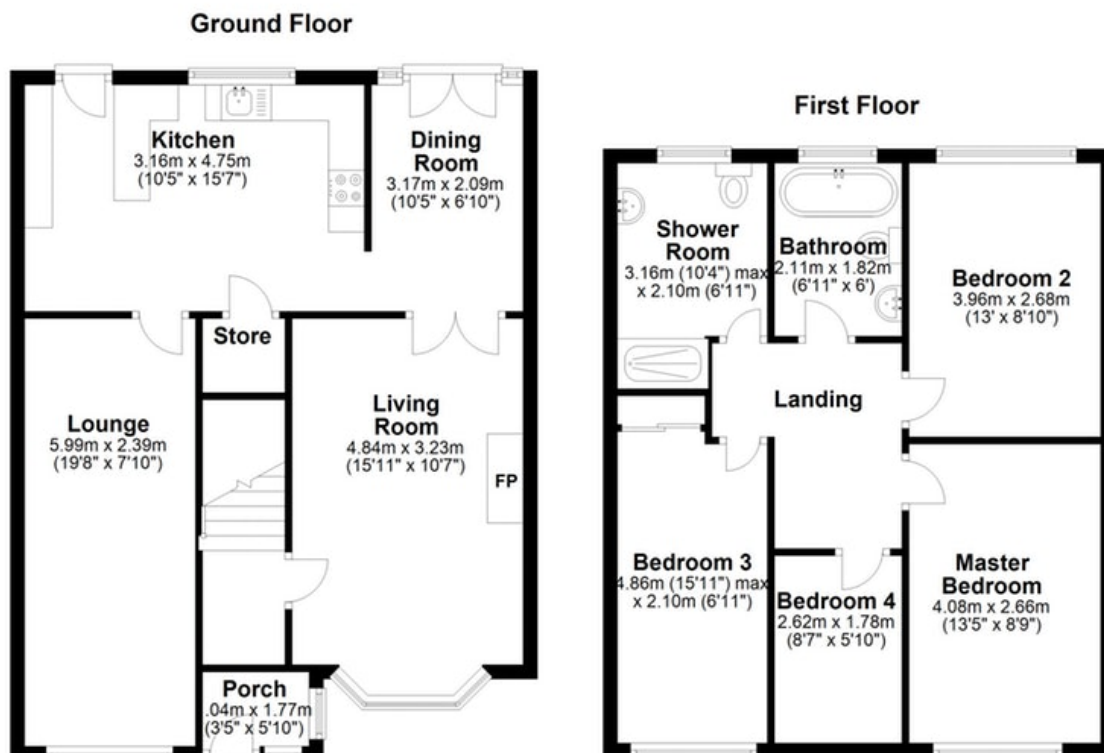
Downstairs boasts a front porch, spacious living room, dining room, modern kitchen featuring integrated appliances, a store cupboard and another reception room which is currently being used as a lounge.

Upstairs, the property comprises of four generous bedrooms (with Bedroom 3 having the additional benefit of fitted wardrobes), a shower room and a family bathroom featuring a three piece suite.

To the rear of the property, there is a private enclosed garden which is beautifully landscaped featuring patio, grass, decking and an outdoor shed.

To the front of the property, there is a private driveway and access to the rear garden via a gate positioned at the side of the property.

Early viewing is essential to avoid missing out on this superb home!

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

14, Warwick Close, Hatfield Woodhouse, DONCASTER, DN7 6PP

Dwelling type: Detached house	Reference number: 8143-7326-5000-2211-2992
Date of assessment: 19 June 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 June 2017	Total floor area: 128 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,423
Over 3 years you could save	£ 150

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 150 over 3 years </div>
Heating	£ 2,922 over 3 years	£ 2,772 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
Totals	£ 3,423	£ 3,273	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
66	75

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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