

7 Laurold Avenue

Hatfield Woodhouse, Doncaster, DN7 6PA

£400,000

Nestled within a quiet, highly exclusive development in the sought-after village of Hatfield Woodhouse, this exceptional four-bedroom detached family home offers modern elegance and ultimate privacy.

Stepping inside, you are immediately welcomed by an impressive double-height entrance hall featuring a light-filled galleried landing. The ground floor boasts a versatile layout designed for contemporary living and entertaining. At the heart of the home is an expansive open-plan kitchen and dining area equipped with modern units, integrated appliances, a breakfast bar, and a cosy bay window seat. Off the hallway, a spacious dual-aspect lounge opens out to the rear garden through French doors, while a separate games room/snug provides extra flexible living space. A downstairs WC and under-stairs storage complete the ground floor.

Upstairs, the bright landing leads to four generous bedrooms. The impressive master suite spans the full depth of the house and includes a private en-suite shower room. Three further bedrooms (one currently utilised as a luxury walk-in dressing room) are served by a contemporary family bathroom.

Externally, the property features a long tarmac driveway leading to a large detached single garage offering substantial storage or workshop space. The fully enclosed, low-maintenance rear garden is an entertaining paradise, featuring high-quality artificial lawn, a paved patio, a pergola seating area, and a stunning sunken seating area with a central firepit—ideal for outdoor dining year-round.

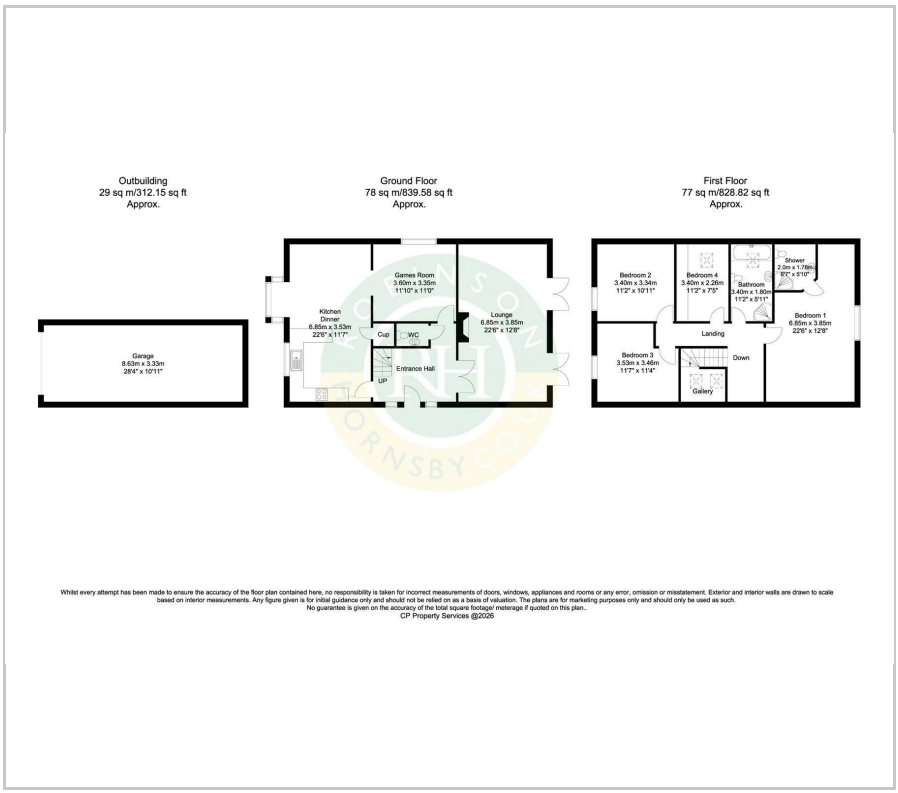
- Exclusive & Private Location: Tucked away in a small, private development within Hatfield Woodhouse.
- Impressive Entrance: Grand double-height entrance hall with a bright galleried landing.
- Spacious Open-Plan Kitchen/Diner: Modern kitchen featuring a breakfast bar, dining area, and bay window seating.
- Dual-Aspect Living Room: Large lounge with direct access out to the landscaped garden.
- Flexible Living Space: Additional ground floor room currently used as a games room/snug.
- Master En-Suite: Large master bedroom featuring a private en-suite shower room.
- Four Bedrooms: Generous bedroom proportions, flexible for family living or dressing room conversion.

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

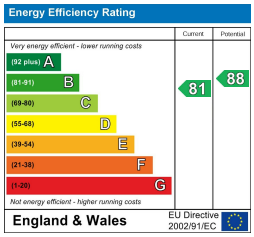


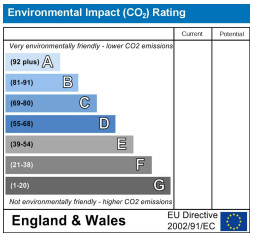
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Area Map



Energy Efficiency Graph













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