



Station Road

Conisbrough, Doncaster, DN12 3DB

Guide Price £450,000

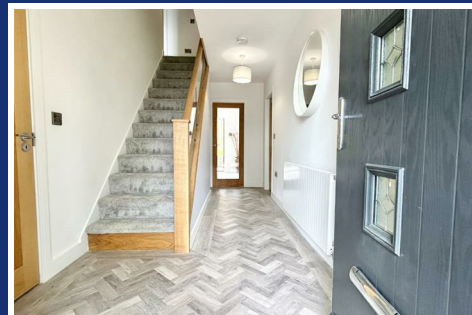


- FOUR BEDROOM DETACHED PROPERTY
- SECURE OFF ROAD PARKING
- TWO ENSUITES PLUS FAMILY BATHROOM
- UNDERFLOOR HEATING
- HIGH END FITTINGS AND FIXTURES
- ENCLOSED GATED ESTATE
- FOUR DOUBLE BEDROOMS
- LARGE ENCLOSED SOUTH EAST FACING GARDEN
- 10 YEAR WARRANTY
- EPC RATING: B

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HUNTERS ARE EXCITED TO BRING YOU THIS EXCLUSIVE GATED ESTATE, HOUSING FOUR STUNNING AND UNIQUE, FOUR BEDROOM STONE BUILT DETACHED FAMILY HOMES, ENCLOSED FOR PRIVACY BUT WITH ADDED VIEWS. THIS ONE OFF ESTATE WONT BE AROUND LONG, LOCATED IN THE POPULAR, HISTORIC VILLAGE OF CONISBROUGH. Boasting a private sweeping drive leading to all four homes, having an added fenced in bin storage unit for all homes, all having there own off road parking and garages, new and stylish fixture and fittings throughout each with its own theme and all coming with 10 years guarantee on the build, all having enclosed private gardens and generous dimensions throughout the properties. Close to all local amenities with Conisbrough, Mexborough and Doncaster high streets a short distance away offering supermarkets, retail shops, local business and public houses, surrounded by reputable schools, with good links via road or rail to Doncaster, Rotherham, Sheffield and Barnsley while also being within easy reach of the A1, M1 and M18 making this an ideal spot for any buyer! Properties briefly comprise of living room, kitchen/diner, utility room, down stairs WC, four bedrooms two with en-suites, family bathroom and integral garage. VIEWINGS ARE A MUST, CALL NOW!!

Entrance Hall

Stepping through a stunning composite front entrance door, leads you into this captivating property. A great first impression on any guest with carpeted staircase, luxury oak and glass panelling rising to the first floor. Comprising neutral décor, Kardean flooring, wall mounted radiator, under stairs storage cupboard with doors leading to the Kitchen/Diner, Lounge, downstairs WC and integral Garage.

Lounge

15'5" x 10'08" (4.70m" x 3.25m")

A sleek and polished living space filled with plenty of natural sources of light through aluminium bi-folding doors opening to the beautiful enclosed rear garden, creating the perfect place to entertain family and friends. Comprising of neutral décor, Kardean flooring with under floor heating, strip LED lighting and aerial point in place.

Kitchen/Diner

23'1" x 9'8" (7.04m" x 2.95m")

Adding further wow factor to this stunning property is the well designed, modern kitchen/diner, spanning a large length of the property giving plenty of space for a large dining table and chairs. Benefiting an array of wall and base units providing plenty of storage with complimentary granite work surface over. Comprises of stainless steel sink, drainer and matching mixer tap, integrated Bosch electric oven, built in oven/microwave and an added bonus of an integrated dish washer and fridge freezer. Bringing more to the table with its very own wine cooler and built in four ring Bosch induction hob and extractor fan over, chrome sockets and switches some with USB points, beautiful easy to clean Kardean flooring again having under floor heating, UPVC windows to the front and side elevation with door leading straight into the utility room.

Utility

9'8" x 4'00" (2.95m" x 1.22m")

Perfect addition to any household, offering matching units and work surfaces to the main kitchen, built in stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and dryer, wall mounted Combi boiler, inset spotlights and uPVC window to the side with composite door leading to the rear garden.

WC

9'1" x 4'1" (2.77m" x 1.24m")

A handy addition to any busy household is the generously sized downstairs WC. comprising of low flush WC, wash hand basin with vanity unit. UPVC frosted window to the side elevation, heated towel rail and illuminated/ de mist mirror to finish.

Landing

The spacious layout continues, from landing doors lead to all four bedrooms, family bathroom and storage cupboard. Having stylish oak and glass panel banister, wall mounted radiator and carpet flooring with access to loft.

Bedroom One

14'0" x 8'9" (4.27m" x 2.67m")

A stunning master suite, offering charming view of the surrounding town, boasting fitted wardrobes offering that extra storage space we all crave as well as a further built in cupboard with interior light, also comprising neutral décor, aerial point, wall mounted radiator, carpet flooring and door leading to the en suite shower room.

En-suite

6'10" x 5'9" (2.08m" x 1.75m")

A generously sized shower room, tiled serene tones, comprising glass shower cubicle, vanity unit with built in white ceramic sink and illuminated / de mist mirror, low flush WC, wall mounted chrome heated towel rail, inset spot lighting, uPVC window to the side elevation and extractor fan in place.

Bedroom Two

10'0" x 8'9" (3.05m" x 2.67m")

A generously sized double bedroom, boasting built in double sliding door wardrobe, carpet flooring, wall mounted radiator, aerial point and uPVC window overlooking the rear garden. Further door leading to it's very own ensuite.

En-suite

6'0" x 5'0" (1.83m" x 1.52m")

Tiled in serene tones comprising of shower cubicle with manual shower and glass screen, vanity unit with built in ceramic sink, illuminated / de mist mirror over and low flush WC, chrome heated towel rail, uPVC window and extractor fan.

Bedroom Three

10'7" x 8'9" (3.23m" x 2.67m")

Bright and airy double bedroom with plenty of space. Comprises of wall mounted radiator, carpet flooring, built in storage cupboard/ wardrobe with mirrored and uPVC window overlooking the front elevation.

Bedroom Four

11'00" x 9'00" (3.35m" x 2.74m")

A further double bedroom, comprising of neutral décor wall mounted radiator, uPVC window to the rear, built in storage cupboard / wardrobe with interior light and carpet flooring.

Bathroom

A contemporary and serene family bathroom, with cool toned tiling, panelled bath with shower over and glass screen, fitted furniture with worktop incorporating ceramic basin and WC with illuminating / de mist mirror, chrome heated towel rail and frosted uPVC window.

Exterior

The property boasts great kerb appeal. Benefiting from a gated private road for yourself and neighbour's properties. To the front is an easy to maintain front garden area, with resin large driveway providing ample off road parking leading to the garage and front entrance.

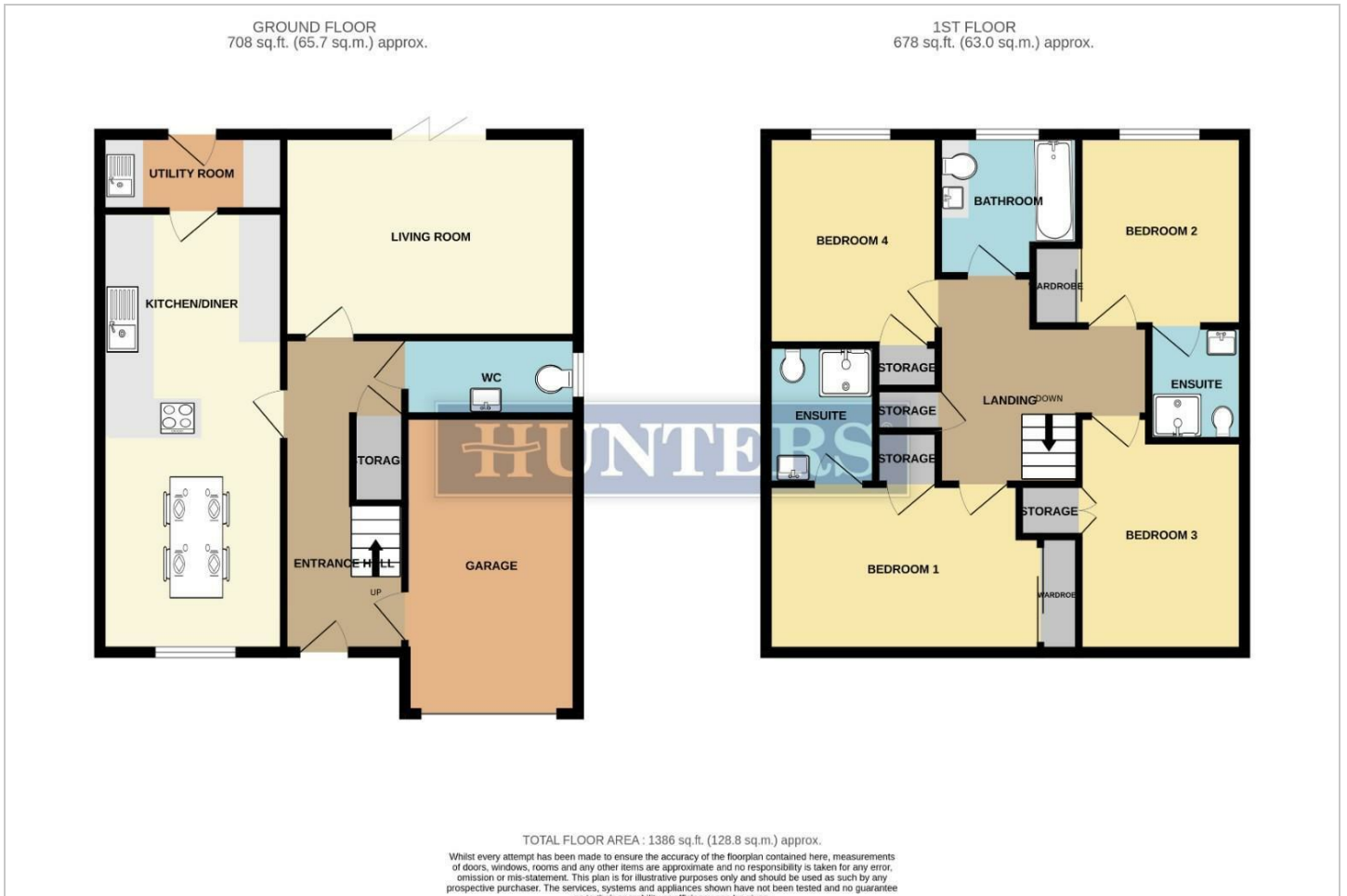
To the rear of the property is a splendid south east facing enclosed garden, featuring a large decked patio area perfect for entertaining in the summer months. With a sizeable lawn and still plenty of room to add extra garden furniture.

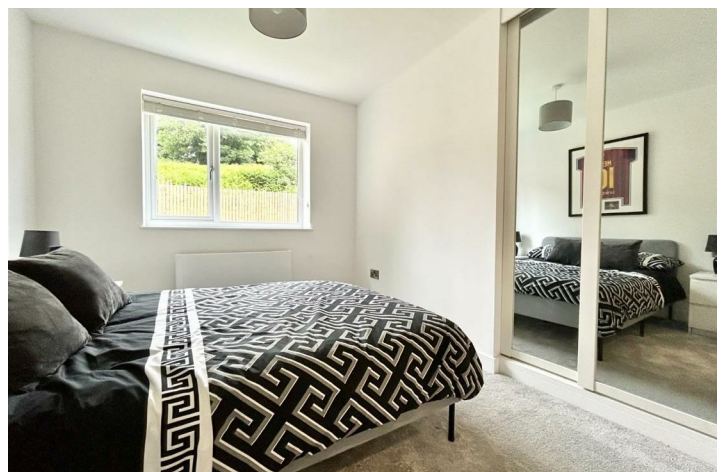
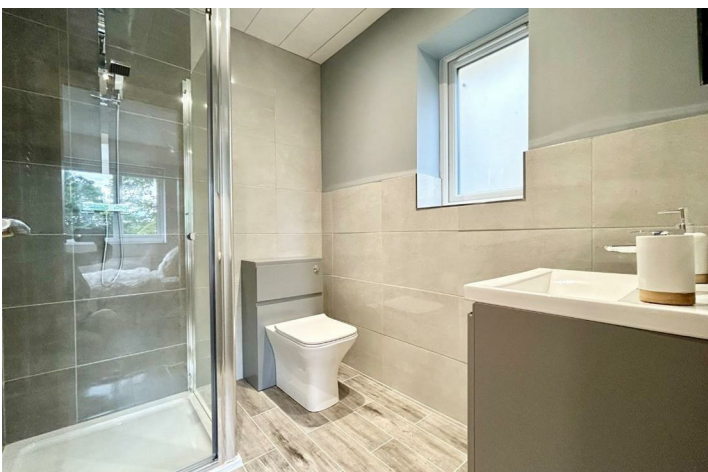
Garage

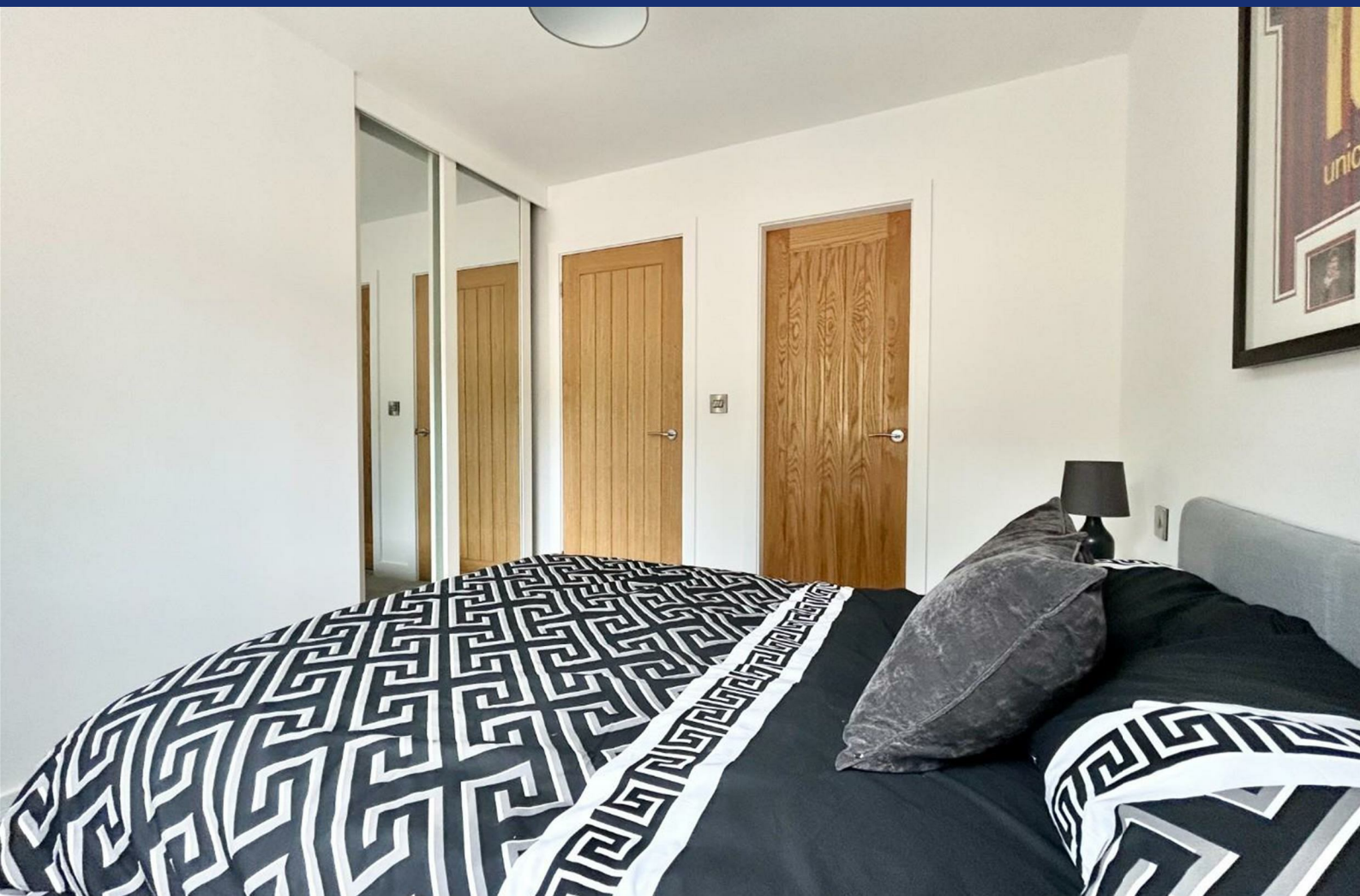
15'7" x 9'1" (4.75m" x 2.77m")

Offering that extra secure storage we all crave or further off road parking with power and lighting. Electric roller garage door. with internal door leading into the property's entrance hall.

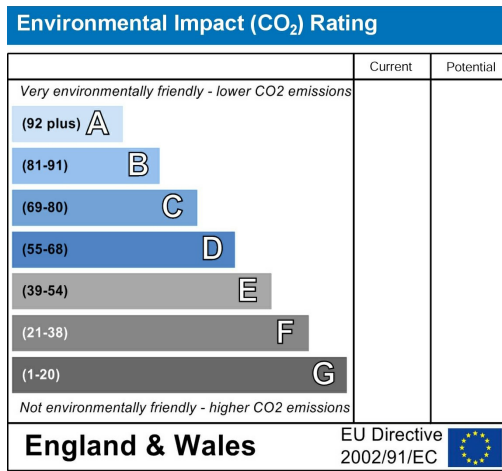
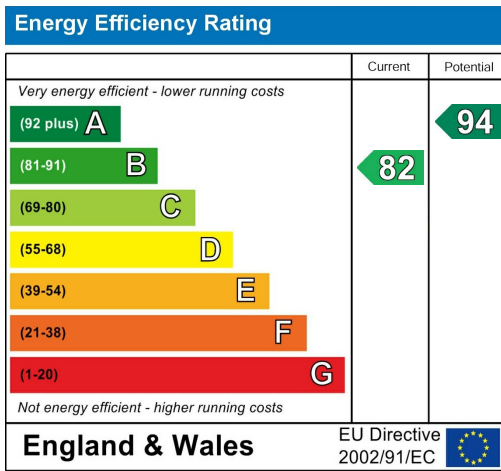
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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