



35-37 North Street  
Doncaster, DN9 1RT  
£385,000

*Bella*  
properties

Introducing this exceptional five-bedroom detached house, located at North Street, Owston Ferry. Benefitting from a quiet location, this home has been thoughtfully designed to provide ample living space and evokes a genuine sense of charm and character throughout.

Perfect for growing families, the property features two well-appointed reception rooms. The first reception room is highlighted by an attractive fireplace, while the second offers the added ambience of a log burning stove. The generous layout also includes five bedrooms, with two benefiting from private en-suites and the master with built-in wardrobes. The kitchen is fitted with elegant wood countertops and the property provides a dedicated spacious utility room for added convenience. Externally, the property boasts a large rear garden, with the rare addition of the substantial triple garage and outbuilding, offering extensive storage or workshop options.

This detached home seamlessly blends character features with family-friendly spaces. Viewing is highly recommended to fully appreciate the blend of charm, space, and thoughtful detail that make this property unique.



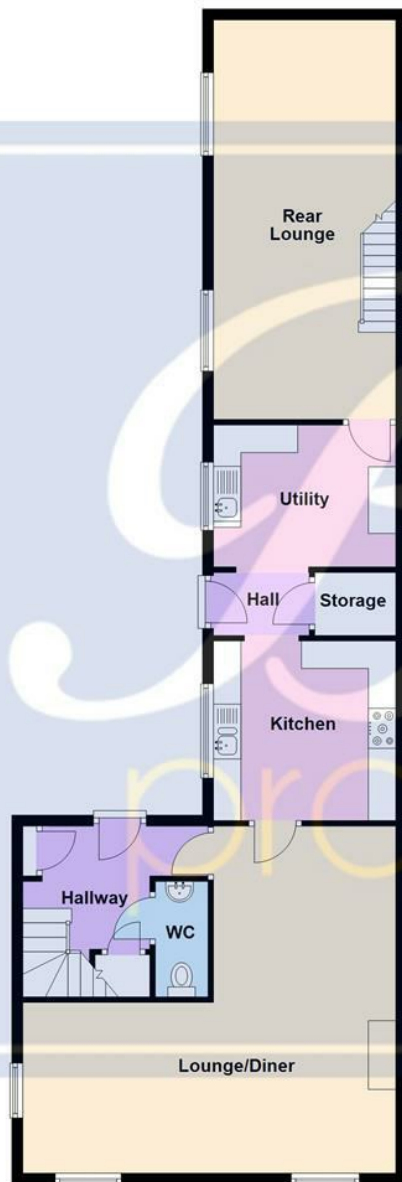
|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hallway</b><br>Wooden flooring with central heating radiator and internal doors lead to two storage cupboards, W/C and lounge/diner. Carpeted stairs lead to the first floor accommodation. External door leads to the rear.                                                                              | <b>En-Suite</b> 7'6" x 11'1" (2.31 x 3.4)<br>Vinyl effect tiled flooring with central heating radiator and window to the side of the property. A three piece suite consisting of toilet, sink and roll top bath.                                                             |
| <b>W/C</b> 6'10" x 3'1" (2.1 x 0.95)<br>A two piece suite consisting of toilet and sink. Vinyl effect flooring.                                                                                                                                                                                              | <b>Bedroom Two</b> 17'5" x 11'10" (5.31 x 3.62)<br>Carpeted with coving to the ceiling, two central heating radiators and two windows face to the side of the property.                                                                                                      |
| <b>Lounge/Diner</b> 22'3" x 20'8" (6.8 x 6.32)<br>Wooden flooring with two central heating radiators, open fireplace with brick surround and two windows face to the side of the property.                                                                                                                   | <b>En-Suite</b> 8'5" x 6'3" (2.59 x 1.91)<br>Vinyl effect flooring with part tiled walls, coving to the ceiling, central heating radiator and window faces to the side of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet.         |
| <b>Kitchen</b> 10'8" x 10'10" (3.27 x 3.32)<br>Vinyl effect flooring with window facing to the side of the property. A variety of base height and wall mounted units with wooden countertops, tiled splashbacks, integrated oven, grill, gas hob and dishwasher, and double sink with drainer.               | <b>Bedroom Three</b> 10'4" x 11'1" (3.15 x 3.38)<br>Carpeted with central heating radiator and window faces to the front of the property.                                                                                                                                    |
| <b>Hall</b> 5'8" x 3'9" (1.75 x 1.15)<br>Vinyl effect flooring with opening to the utility and kitchen. Internal door leads to storage cupboard and external door gives rear access.                                                                                                                         | <b>Bedroom Four</b> 10'3" x 10'11" (3.13 x 3.35)<br>Carpeted with central heating radiator, built in storage and window faces to the front.                                                                                                                                  |
| <b>Utility</b> 8'5" x 10'10" (2.58 x 3.32)<br>Vinyl effect flooring with central heating radiator and window facing to the side of the property. Base height and wall mounted units with countertops, tiled splashbacks, integrated stainless steel sink and drainer and space and plumbing for white goods. | <b>Bedroom Five</b> 8'0" x 10'2" (2.45 x 3.1)<br>Carpeted with central heating radiator and window faces to the side of the property.                                                                                                                                        |
| <b>Rear Lounge</b> 23'10" x 10'10" (7.28 x 3.32)<br>Carpeted with coving to the ceiling, two central heating radiators and log burning stove. Dual aspect windows face to the front of the property, and further window faces to the side.                                                                   | <b>Bathroom</b> 11'1" x 7'9" (3.38 x 2.37)<br>Vinyl effect tiled flooring with central heating radiator and window faces to the rear. A three piece suite consisting of double shower cubicle with electric shower, toilet and sink.                                         |
| <b>Landing</b><br>Carpeted with window to side of the property and internal doors lead to four bedrooms and family bathroom.                                                                                                                                                                                 | <b>External</b><br>The property comes with ample off road parking on the large block paved and gravelled driveway which leads to the extremely generously sized lawned rear garden with established shrubs. The property also benefits from a triple garage and outbuilding. |
| <b>Bedroom One</b> 16'10" x 9'1" (5.15 x 2.79)<br>Carpeted with two central heating radiators, two built in wardrobes and two windows face to the front of the property.                                                                                                                                     | <b>Disclaimer</b><br>The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.                        |





6d HOT BATH 6d  
TOWEL & SOAP EXTRA

Ground Floor



First Floor



Total area: approx. 184.4 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| 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                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |