



46 Brook Way, Doncaster, DN5 0TU
Offers In Excess Of £300,000 Freehold


MARTIN&CO

Brook Way, Arksey

4 Bedrooms, 1 Bathroom

Offers In Excess Of £300,000

- Detached
- Four Bedroom
- Driveway and garage
- Landscaped garden
- Country Views
- Very popular location
- Close to local Amenities

Stunning Four-Bedroom Detached Family Home in a Sought-After Location

This impressive four-bedroom detached family home is set in a highly desirable area, offering a perfect blend of space, style, and practicality. The ground floor briefly comprises a welcoming porch, central hallway, spacious living room, well-equipped kitchen, charming dining room, and a bright

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sun room.

On the first floor, there are four bedrooms, a family bathroom, and a separate WC, providing ample accommodation for the whole family.

Externally, the property is ideal for family life, featuring a driveway with plenty of parking, a detached garage, and a beautifully landscaped rear garden. The garden offers privacy, space for play, vegetable patches, a greenhouse, and stunning views over the surrounding countryside.

Conveniently located close to local amenities and schools, this home combines comfort, functionality, and a desirable location - perfect for family living.

PORCH 5' 4" x 5' 2" (1.64m x 1.59m) Step into a bright and practical porch designed for everyday convenience. This inviting entryway offers generous storage space for coats, shoes, and outdoor essentials

HALLWAY 5' 11" x 13' 1" (1.81m x 4.01m) Enter through a bright and spacious hallway that creates an immediate sense of warmth and openness.

LIVING ROOM 8' 5" x 28' 3" (2.59m x 8.63m) A surprisingly generous living room, thoughtfully designed to create both a cosy snug area and an open, welcoming space. A large, front-facing bay window floods the room with natural light, while a feature fireplace with a gas fire provides a charming focal point. The open access to the adjoining dining area enhances the sense of space and allows light to flow beautifully throughout

KITCHEN 8' 9" x 8' 8" (2.67m x 2.66m) Positioned at the heart of the home, this stylish kitchen features a range of oak-effect wall and base units complemented by sleek black worktops. It comes complete with an integrated stainless steel oven and electric hob, offering both functionality and modern appeal. With ample plumbing for a washing machine and dishwasher, this kitchen is perfectly designed for

everyday convenience and easy family living.

DINING ROOM 17' 6" x 9' 11" (5.35m x 3.03m) This delightful dining room enjoys an abundance of natural light through ample windows and offers direct access to the inviting sun room. A charming feature fireplace with a log burner creates a warm and welcoming focal point, making the space perfect for both family meals and relaxed entertaining.

SUN ROOM 7' 10" x 11' 6" (2.40m x 3.53m) An exceptional addition to the home, the sun room provides a bright and versatile living space with stunning views over the beautifully landscaped garden. Perfect for relaxing, entertaining, or simply enjoying the changing seasons, this room seamlessly connects indoor comfort with outdoor beauty.

BEDROOM 10' 8" x 12' 0" (3.27m x 3.68m) A spacious front-facing double bedroom featuring stylish fitted wardrobes that offer excellent storage solutions.



BEDROOM 10' 0" x 12' 2" (3.06m x 3.73m) A beautifully presented rear double bedroom featuring a fitted wardrobe and offering stunning views of the countryside beyond the property. Peaceful and light-filled, this room provides a serene retreat with a perfect blend of comfort and natural beauty.

BEDROOM 10' 7" x 6' 10" (3.25m x 2.10m) Thoughtfully designed and filled with natural light from a stylish skylight, this third bedroom offers a flexible space ideal for modern living. Currently used as a home office, it provides a quiet and comfortable environment that can easily be adapted to suit your needs - whether as a workspace, guest room, or creative studio.

BEDROOM 3' 4" x 9' 1" (1.02m x 2.78m) A single bedroom featuring a fitted wardrobe, offering practical storage and comfort.

BATHROOM 7' 3" x 10' 0" (2.23m x 3.06m) A spacious family bathroom featuring a white bath, a stylish vanity sink, and a large walk-in shower. Designed for both comfort and practicality

WC 3' 2" x 5' 4" (0.97m x 1.64m) Conveniently located apart from the main bathroom, this separate WC

OUTDOOR Perfectly suited for a growing family, the property boasts a spacious front driveway with ample







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