





**ABSOLUTELY STUNNING HOME WITH ACCOMMODATION OVER THREE STOREY, TWO RECEPTION ROOMS AND BEAUTIFUL VIEWS OVER THE CENTRAL GARDEN/PARK.** This immaculate semi-detached house is within walking distance of the Lakeside, Doncaster Rovers Football Ground and all the surrounding amenities it has to offer, including great access to the M18. Stylishly presented throughout purchasers will not be disappointed when viewing this lovely home. Positioned on a corner plot, the property in brief comprises of entrance hallway, WC, reception/dining room, kitchen/breakfast room with French doors to the garden, stairs to the first floor, landing, lounge with Juliette balcony, bathroom, bedrooms, stairs to the second floor, master bedroom with fitted wardrobes, Jack & Jill en-suite shower room, further spacious bedroom, surrounding corner gardens, rear driveway providing off street parking, garage and wall enclosed rear garden with raised decking and space for a hot tub. **SUPERB HOUSE IN DN4.**



#### **ENTRANCE HALL**

4' 0" x 15' 1" (1.22m x 4.60m) This fantastic home is accessed via the front facing door leading to the entrance hallway, door to the WC, door to the kitchen, door to the dining room, radiator and stairs to the first floor landing.

### WC

2' 9" x 5' 0" (0.84m x 1.54m) Benefitting from a low flush WC, wash hand basin, radiator and extractor fan.

### RECEPTION ROOM/DINING AREA

11' 8" x 14' 3" (3.56m x 4.36m) Overlooking the park, this beautiful bright space has a double glazed side facing bay window, front facing double glazed window, radiator, LVT flooring, television point and a telephone point.

### KITCHEN/BREAKFAST ROOM

15' 9" x 14' 1" (4.82m x 4.31m) Stunning modern breakfast kitchen with superb fitted cabinetry at both eye and base level, beautiful work surfaces with matching splash backs, central matching breakfast bar with lighting above, NEFF induction hob with extractor fan above, double NEFF combination oven/microwave with warming drawer, single bowl sink with drainer, space for fridge/freezer, stylish glass splash backs, utility cupboard with wall mounted boiler unit, plus space for appliance, side facing double glazed French doors lead to the garden, two side facing double glazed windows, front facing double glazed window, LVT flooring and a radiator.



### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

8' 2" x 8' 5" (2.50m x 2.57m) Providing access to the lounge/bedroom, bathroom, further bedroom and stairs to the second floor.

### LOUNGE/BEDROOM

11' 0" x 14' 4" (3.37m x 4.37m) Versatile room that is currently utilised as a first floor lounge with Juliette balcony to the side, side facing double glazed French doors, two side facing double glazed windows, front facing double glazed window, two radiators and a television point.







### BATHROOM

6' 11" x 5' 5" (2.13m x 1.67m) Beautiful three piece suite comprising of a low flush WC, wash hand basin, bath with bi-fold shower screen, partially tiled walls, electric shower unit, heated towel radiator, extractor fan and front facing double glazed frosted window.

### BEDROOM

9' 1" x 14' 2" (2.79m x 4.34m) Lovely double bedroom with fitted wardrobes, side facing double glazed window enjoying great views, front facing double glazed window and a radiator.



### STAIRS

Leading from the first floor landing to the second floor.

### SECOND LANDING

With loft access point and storage cupboard holding the tank.

### MASTER BEDROOM

10' 5" x 14' 4" (3.20m x 4.39m) Stunning master bedroom with dual fitted wardrobes, door to the Jack & Jill en-suite shower room, front facing double glazed window, side facing double glazed French doors to the Juliette balcony, radiator and a ceiling fan.

### JACK & JILL ENSUITE

6' 9" x 6' 2" (2.06m x 1.88m) The shower room comprises of low flush WC, wash hand basin, shower, partially tiled walls, extractor fan, heated towel radiator and front facing double glazed frosted window.

### BEDROOM

8' 4" x 14' 3" (2.55m x 4.35m) Another spacious double bedroom with side/front facing double glazed windows, further fitted wardrobes and a radiator.



### GARDENS/DRIVEWAY

Mature bushes/shrubs surround the walled garden, open access is available to the path leading to the front door, open rear access to the driveway provides off street parking for two cars, rear gate to the wall enclosed inner garden including, paved patio, raised decking, space for a hot tub with external power point and slate beds with pergola.

### GARAGE

Single garage with power points and lighting.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

**CENTRAL HEATING SYSTEM: GAS FIRED BOILER**

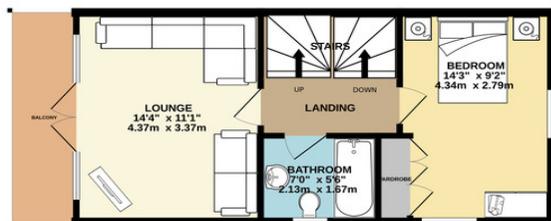
**LAST SERVICE: 6/9/2024**

**SERVICES: MAINS**

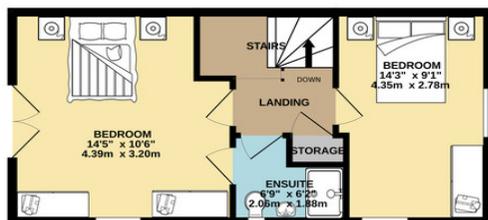
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their operation or performance.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		