Bridge House, 3 Millers Brook, Doncaster, DN9 1WA

£430,000

Bridge House is a unique four bedroom family home. Built in 1998 to a high calibre, this home has some beautiful character features within it, setting it apart from a lot of modern build homes. The vaulted main bedroom with Juliette balcony, walk in wardrobe and en suite, alongside the spacious lounge and feature inglenook fireplace are just two highlights. The house has also been extended with the addition of the dining room, again vaulted with doors out to the private garden. Outside the plot is excellent with a double garage, access to the side (potential for caravan hardstanding) and a secure private back garden with multiple seating areas. Viewings are available by appointment, please contact us to book or for more information.

Entrance hall 10'0" x 10'4" (3.07 x 3.16)

Lounge 19'7" x 13'10" (5.98 x 4.22)

Study 9'1" x 10'4" (2.77 x 3.16)

Kitchen 15'10" x 12'6" (4.85 x 3.82)

Utility 10'11" x 6'3" (3.34 x 1.93)

W.C.

Dining room 16'4" x 13'1" (4.98 x 4.00)

Galleried landing

Bedroom one 15'11" x 12'7" (4.87 x 3.84)

Dressing area 6'3" x 6'3" (1.93 x 1.93)

En suite 7'10" x 6'2" (2.40 x 1.88)

Bedroom two 10'0" x 13'10" (3.05 x 4.22)

Bedroom three 9'0" x 10'7" (2.75 x 3.24)

Bedroom four 9'2" x 7'1" (2.80 x 2.18)

Bathroom 5'10" x 7'5" (1.78 x 2.27)

Outside

Double garage

Floor Plan

Ground Floor
Approx. 151.4 sq. metres (1629.7 sq. feet)

Study
2.77m x 3.16m
(9'1" x 10'4")

Lounge
5.98m x 4.22m
(19'7" x 13'10")

WC

Utility
3.34m x 1.93m
(10'11" x 6'4")

Entrance Hall
3.07m x 3.16m
(10'1" x 10'4")

Dining Room
4.98m (16'4")
x 4.00m (13'1") max

Kitchen
4.85m x 3.82m
(15'11" x 12'6")

Double Garage
7.36m x 6.00m
(24'2" x 19'8")

First Floor
Approx. 72.3 sq. metres (778.2 sq. feet)

Bedroom 4
2.80m x 2.18m
(9'2" x 7'2")

Bathroom
1.78m x 2.27m
(5'10" x 7'5")

Bedroom 3
2.75m x 3.24m
(9' x 10'7")

En-suite
2.40m x 1.88m
(7'10" x 6'2")

Dressing Area
1.93m x 1.93m
(6'4" x 6'4")

Galleried Landing

Bedroom 2
3.05m (10')
x 4.22m (13'10") max

Bedroom 1
4.87m x 3.84m
(16' x 12'7")

Total area: approx. 223.7 sq. metres (2407.9 sq. feet)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	59	
(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$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

EA Ben Cade is a trading name of Cade Estate Agency Limited - Company Number 11153015
2-4 Oswald Road, Scunthorpe. DN15 7PT Tel: 01724 372011 Email: info@eabencade.co.uk