



**Braithwaite Lane,
Braithwaite, Doncaster**



OIRO £450,000

- Wrapped in approx 1 Acre of Land
- Picturesque Rural Setting at it's Finest
- PRICELESS VIEW to the rear
- Sun Room to the rear
- Two bathrooms & Master bedroom
- Impressive Pergola and Hot area
- Ample Parking/garage
- Hot Tub and Pergola
- Log Burner and Wood Store
- Situated on Trans Pennine Trail



THIS PROPERTY WILL TAKE YOUR BREATH AWAY!!! HAVING A PRICELESS VIEW. RURAL PICTURESQUE LOCATION ON THE TRANS PENNINE TRAIL WITH NEARBY WATER WAYS! PERGOLA AND HOT TUB, LOUNGE WITH LOG BURNER, BI FOLD OPENING OUT TO THE ORANGERY, FORMAL DINING ROOM MASSIVE MASTER WITH WALK IN WARDROBE. TWO BATHROOMS AND 4TH BEDROOM/STUDY AND MUCH MUCH MORE. WRAPPED IN AN ACRE OF LAND!

Where to begin with this spectacular property that delivers on every aspect. BE PREPARED TO FALL IN LOVE. For those working from home or those looking for a country retreat, this property is for you, having excellent transport links to major cities, this is one of the prettiest village's in the Yorkshire region and is a walker's paradise, being located on the Trans Pennine Trail, with nearby water ways and scenery that will stop you in your tracks.



In brief, the accommodation comprises of:- Entrance hallway, which is light spacious and airy, formal dining room, newly installed kitchen with exposed brick, integrated appliances and quartz work top, large lounge with log burner and bi-fold doors opening out to the orangery/observatory where you can feel all your troubles melt away with a most impressive countryside view, here you can watch the sun set with a glass of something nice and watch the wildlife.

On the ground floor you will find two double bedrooms and shower room with double walk in shower cubicle, one of the bedrooms currently used as an office.

Feature staircase with velux window, enormous master bedroom with walk in wardrobe currently taking the a super king size bed, further double room on the rear with a walk in wardrobe. Both bedrooms are connected by a luxurious bathroom with deep bath.

Exterior has a WRAP around garden SITTING IN APPROX 1 ACRE OF LAND, ample driveway to the front for multiple vehicles, garage with power and light, the side of the property has a wood and bin store. The rear has patio area's, pergola and hot tub, tap, security lighting, shed and greenhouse and beautiful lawn and fruit tree's.

The property is alarmed.

COME AND SEE FOR YOURSELF!



Entrance/Hallway 0.00m x 0.00m (0'0" x 0'0")

Formal Dining Room 3.26m x 3.25m (10'8" x 10'8")

Kitchen 3.64m x 3.46m (11'11" x 11'5")

Lounge 3.77m x 5.34m (12'5" x 17'6")

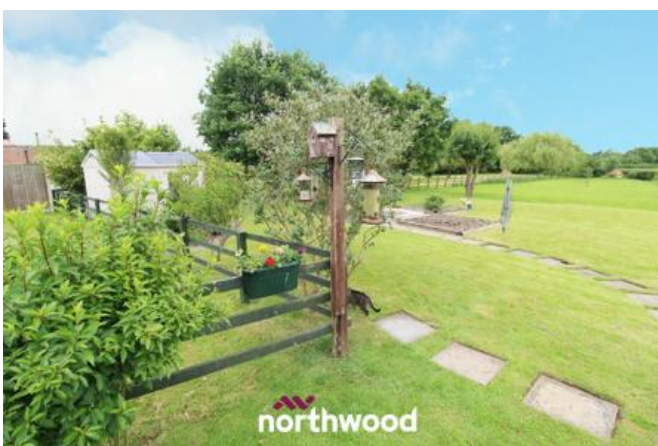
Orangery 4.38m x 4.66m (14'5" x 15'4")

Bedroom 1 (Ground Floor) 3.32m x 3.61m (10'11" x 11'10")

Bedroom 4/Study 3.62m x 2.99m (11'11" x 9'10")

Downstairs Shower Room 0.00m x 0.00m (0'0" x 0'0")

Feature Stairs and Landing 0.00m x 0.00m (0'0" x 0'0")





Master Bedroom 4.86m x 6.13m (15'11" x 20'1")

House Bathroom 0.00m x 0.00m (0'0" x 0'0")

Bedroom Two 2.96m x 4.84m (9'8" x 15'11")

Exterior

Disclaimer

Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

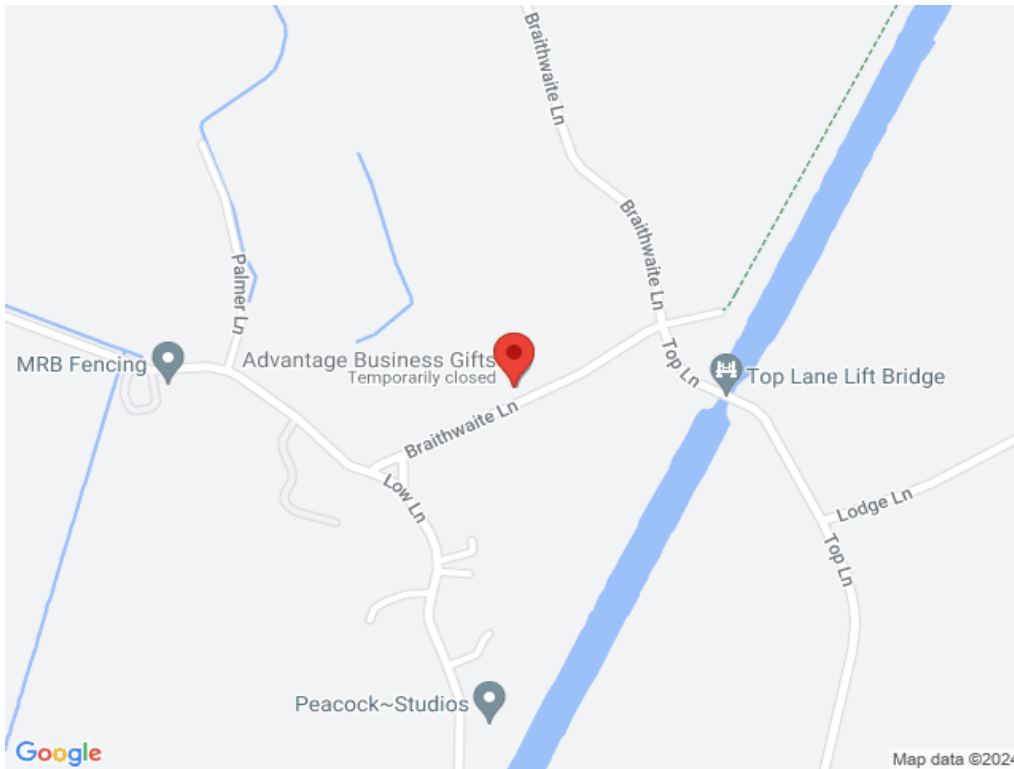


Ground Floor



First Floor





Northwood Doncaster

01302 279196

hatfield@northwooduk.com