



**Beaufont Gardens, Bawtry Doncaster DN10 6RT**



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**Beaufont Gardens, Bawtry Doncaster**

Available with NO ONWARD CHAIN is this superb FOUR BEDROOM detached house in the sought after Green Park location of Bawtry. Early viewing is strongly recommended.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door and housing the stairs to the first floor landing.

### Lounge/ Dining Room

25' + bay x 11' 6" ( 7.62m + bay x 3.51m )

Spacious through lounge/ dining room with front facing bay window and rear facing sliding patio doors. Three central heating radiators, fire with back, hearth and surround and coving to the ceiling.

### Kitchen/ Family Room

#### Kitchen Area

11' 8" x 9' 3" ( 3.56m x 2.82m )

Modern fitted kitchen comprising fitted wall and base units with complimentary work tops and inset sink and drainer. Kitchen has the benefit of built in fridge/freezer, oven and gas hob. Rear facing double glazed window and coving to the ceiling.

#### Family Area

14' 7" x 11' 10" ( 4.45m x 3.61m )

Open plan to the kitchen making an ideal entertaining/family space having rear facing sliding patio doors and a side facing double glazed window. Central heating radiator and coving to the ceiling.

### Utility Room

8' 11" x 4' 10" ( 2.72m x 1.47m )

Utility room fitted with a base unit with inset sink and drainer and having a side facing main entrance door and access to the garage. This room also houses the central heating boiler.

## First Floor Accommodation

### Landing

Landing giving access to all bedrooms and bathroom, having front facing double glazed window and central heating radiator.

### Bedroom One

13' 8" x 11' 8" ( 4.17m x 3.56m )

Principal bedroom having the benefit of a dressing area and en-suite facilities. Front facing double glazed window, central heating radiator and coving to the ceiling.

### Dressing Area En-Suite

Four piece suite comprising bath, shower cubicle, wash hand basin and WC. Rear facing double glazed window with obscure glass, central heating radiator, built in cupboard, coving to the ceiling and partially tiled walls.

### Bedroom Two

11' 8" x 9' 5" + door recess ( 3.56m x 2.87m + door recess )

Double bedroom with fitted wardrobes. Rear facing double glazed window, central heating radiator, loft access and coving to the ceiling.

### Bedroom Three

11' 8" x 8' 8" ( 3.56m x 2.64m )

Double bedroom with rear facing double glazed window, central heating radiator and coving to the ceiling.

### Bedroom Four

8' 7" x 7' 9" + recess ( 2.62m x 2.36m + recess )

Generous size fourth bedroom having front facing double glazed window, central heating radiator and coving to the ceiling.

### Bathroom

Bathroom fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Front facing double glazed window, central heating radiator and coving to the ceiling.

## Externally

To the front of the property is a paved area providing off road parking for up to two cars, garden area with a variety of plants and shrubs, outside lighting and double garage. The rear garden has steps up to the raised lawn with a variety of plants and shrubs in the borders, paved seating area, green house and outside tap.

## Garage

19' 4" x 16' 2" max ( 5.89m x 4.93m max )

Power and light connected.

## Agents Note

Garage door fob missing, replacement required.



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## Beaufont Gardens, Bawtry Doncaster

- Spacious Detached House
- Potential to Improve
- Four Bedrooms
- Double Garage
- Green Park Location

Tenure: Freehold EPC Rating: C

offers in the region of

**£425,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)