



**Alderson Close, Tickhill Doncaster DN11 9HN**

**welcome to**

**Alderson Close, Tickhill Doncaster**

A Superb opportunity has arisen to purchase this OUTSTANDING detached family home in Tickhill.

Available with NO ONWARD CHAIN and benefiting from AMPLE OFF ROAD PARKING, HOME OFFICE and ATTRACTIVE GARDEN. Viewing highly recommended.



## Ground Floor Accommodation

### Entrance Porch

Welcoming entrance porch with Upvc main entrance door, front facing double glazed window and central heating radiator.

### Cloakroom

Fitted with a WC and wash hand basin with vanity unit. Side facing double glazed window with obscure glass and part tiled walls.

### Open Plan Living Kitchen Lounge/Dining Area

26' 5" x 16' 7" narrowing to 9' 5" ( 8.05m x 5.05m narrowing to 2.87m )

Light and bright main reception room having a large front facing double glazed window, open staircase and rear facing double glazed French doors to the garden. Coving to the ceiling, two central heating radiators, storage cupboard and wall mounted gas fire.

### Kitchen Area

10' 5" x 9' 6" ( 3.17m x 2.90m )

Kitchen with a good range of modern wall and base units, complimentary work surfaces with inset sink and drainer and tiled splash backs. Kitchen has space for a range style cooker and washing machine. Rear facing double glazed window, side facing main entrance door and spotlights to the ceiling.

## First Floor Accommodation

### Bedroom One

13' 7" x 10' 11" max ( 4.14m x 3.33m max )

Double bedroom with rear facing double glazed window and central heating radiator.

### Bedroom Two

12' 7" x 10' 10" ( 3.84m x 3.30m )

Double bedroom with two front facing double glazed window and central heating radiator.

### Bedroom Three

10' 9" x 8' 4" ( 3.28m x 2.54m )

Double bedroom with rear facing double glazed window and central heating radiator

### Shower Room

Stylish shower room having a walk in shower, WC and vanity wash hand basin. Front facing double glazed window with obscure glass, heated towel rail and part tiled walls.

## External

Open plan to the front elevation with smart block paving providing off road parking for several vehicles. Side access with carport above leading to the home office and gated rear garden. A truly exceptional garden, designed to offer ease of maintenance with some beautiful features including a paved seating area with pond and water feature, raised and decked terrace and a well equipped summer house/bar. The garden is enclosed by a combination of hedging and timber fencing and feels private and relaxing. Outside tap and lighting.

### Home Office

13' 8" x 8' ( 4.17m x 2.44m )

Formerly the garage, ideal for anyone working from home and having a front facing double glazed window and door and useful storage cupboard. Spotlights to the ceiling and power connected.

### Summer House

Currently used as a bar with seating area by the vendors. Fitted with a range of base units and counter tops. Side facing window and front facing French doors, power and light connected.



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## Alderson Close, Tickhill Doncaster

- Superb Detached House
- Modern Open Plan Living
- Three Double Bedrooms
- Home Office
- Attractive Rear Garden with Summer House

Tenure: Freehold EPC Rating: C

**£345,000**



Please note the marker reflects the postcode not the actual property

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