



Alderson Close, Tickhill Doncaster DN11 9HN

welcome to

Alderson Close, Tickhill Doncaster

Viewings must be made to appreciate this UPGRADED DETACHED HOME which is ready to move straight in. A driveby viewing is not sufficient to realise the property and the low maintenance garden, ideally set up for entertaining.

Motivated Vendor - Call W H Brown to View.



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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welcome to

Alderson Close, Tickhill Doncaster

- MODERN OPEN PLAN ACCOMMODATION
- NO CHAIN
- HOME OFFICE & SUMMER HOUSE
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR NUMEROUS VEHICLES

Tenure: Freehold EPC Rating: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107253 - 0005

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