



Beech Close, Gringley-On-The-Hill Doncaster DN10 4SP



welcome to

Beech Close, Gringley-On-The-Hill Doncaster

This beautiful home is a MUST SEE PROPERTY in a GREAT LOCATION. Everything you could wish for in a family home and more. Early viewing is highly recommended. VIRTUAL TOUR AVAILABLE ONLINE.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall housing the stairs to the first floor landing and having a central heating radiator and under stairs cupboard.

Living Room

20' x 12' 11" (6.10m x 3.94m)

Spacious main reception room with multi fuel burner and double doors opening up into the kitchen making a great entertaining space. Front facing double glazed window, two central heating radiators, coving to the ceiling and double glazed French doors into the conservatory.

Family Room

14' 5" x 7' 10" (4.39m x 2.39m)

Versatile, dual aspect second reception room having coving to the ceiling and wall mounted electric heater.

Conservatory

Conservatory constructed of low level brick and upvc double glazing, having spot lights to the ceiling and sliding doors to the rear garden.

Kitchen/ Dining Room

Kitchen Area

13' 8" x 9' 9" (4.17m x 2.97m)

Stunning kitchen fitted with a good range of wall and base units with plenty of worktop space and inset 1 1/2 bowl sink and drainer. Kitchen incorporates a central island/breakfast bar and benefits from integrated fridge/freezer, oven, grill and hob with extractor fan above. Side and rear facing double glazed windows, spotlights to the ceiling and access through to the utility room.

Dining Area

11' 9" x 10' 8" (3.58m x 3.25m)

Dining area with double glazed French doors to the garden, coving to the ceiling and central heating radiator.

Utility Room

6' 5" x 5' 9" (1.96m x 1.75m)

Fitted with matching base units, worktop and inset sink and drainer. Having space for a washing machine, front facing double glazed window and main entrance door to the side elevation.

Cloakroom

Fitted with a wc and wash hand basin. Front facing double glazed window with obscure glass, coving to the ceiling, central heating radiator and alarm panel.

First Floor Accommodation

Landing

Light and bright landing having two front facing double glazed windows, coving to the ceiling, central heating radiator and loft access.

Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m)

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

En-Suite

En-suite to bedroom one, fitted with shower cubicle, wash hand basin and wc. Rear facing double glazed window with obscure glass, tiling to the floor, coving and spotlights to the ceiling.

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m)

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

Bedroom Three

10' 9" x 7' 4" (3.28m x 2.24m)

Bedroom having built in wardrobe, rear facing double glazed window, coving to the ceiling and central heating radiator.

Bedroom Four

8' 9" x 8' 9" (2.67m x 2.67m)

Single bedroom having built in wardrobes, front facing double glazed window, coving to the ceiling and central heating radiator.

Bathroom

Beautifully presented bathroom comprising of roll top bath, pedestal wash hand basin and wc. Rear facing double glazed window with obscure glass, coving and spotlights to the ceiling and tiling to the floor.

External

Set to a cul-de-sac location and offering ample parking to the front elevation plus an open plan garden filled with plants and shrubs and having outside tap and lighting. Gated pedestrian access leads to the rear of the property and an extremely well maintained garden which offers a high degree of privacy and is fenced and enclosed. The south west facing garden has a paved seating area, raised lawn and is well stocked with a variety of plants trees and shrubs. In addition there is outside lighting, tap and access to the rear of garage one.

Garage One

7' 11" max x 15' 6" (2.41m max x 4.72m)

Fitted with an electric garage door and having a rear courtesy door and having power and light connected.

Garage Two

15' 4" x 8' 1" max (4.67m x 2.46m max)

Also having an electric garage door, power and light connected.



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welcome to

Beech Close, Gringley-On-The-Hill Doncaster

- Exceptionally Well Presented Detached House
- Cul-De-Sac Location in a Desirable Village
- Spacious Living Accommodation
- Stunning Kitchen
- Council Tax Band E

Tenure: Freehold EPC Rating: E

offers in the region of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107273 - 0005

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