



**Baker Avenue, Gringley-On-The-Hill Doncaster DN10 4FQ**



**welcome to**

**Baker Avenue, Gringley-On-The-Hill Doncaster**

DETACHED family home with accommodation arranged over three floors, STYLISH KITCHEN, FIVE BEDROOMS, BATHROOM, SHOWER ROOM and EN-SUITE, ATTRACTIVE GARDEN and GARAGE all IMMACULATELY PRESENTED. Viewing highly recommended to appreciate this SPACIOUS and MODERN HOME.



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance hall having an under stairs cupboard, central heating radiator and karndean flooring.

### Cloakroom

Bright and airy cloakroom having a wc and wash hand basin. Central heating radiator, karndean flooring and alarm panel.

### Lounge

21' 7" x 10' 3" ( 6.58m x 3.12m )

Well presented main reception room having a front facing double glazed window with shutters, two central heating radiators, karndean flooring and French doors leading into the garden.

### Kitchen

21' 5" x 9' 4" ( 6.53m x 2.84m )

Modern open plan kitchen/ dining room fitted with a range of wall and base units with complimentary quartz worktops and inset sink and drainer. Benefiting from integrated appliances including fridge freezer, microwave, oven, gas hob with extractor fan and dishwasher. Having a central heating radiator, brushed chrome power sockets and switches, front facing double glazed window with shutters, rear facing double glazed window, spotlights to the ceiling and karndean flooring.

### Utility Room

6' 6" x 5' 7" ( 1.98m x 1.70m )

Useful utility area of the kitchen having space for a washing machine and tumble dryer. Fitted with base units, worktop with inset stainless steel sink and drainer and having a cupboard housing the boiler. Karndean flooring and rear entrance door.

## First Floor Accommodation

### Landing

Having a central heating radiator.

### Bedroom One

16' 4" x 10' 3" max ( 4.98m x 3.12m max )

Spacious main bedroom having fitted wardrobes, a front facing double glazed window and a central heating radiator.

### En Suite

En-suite to the main bedroom fitted with a shower cubicle, wc and wash hand basin. Central heating radiator, rear facing double glazed window with obscure glass, tiled flooring, tiled splashbacks and spotlights to the ceiling.

### Bedroom Four

9' 7" x 8' 8" + recess ( 2.92m x 2.64m + recess )

Bedroom having central heating radiator and rear facing double glazed window.

### Bedroom Five

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

Currently used as a study the fifth bedroom has a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a wash hand basin, wc and bath with shower attachment. Tiled splashbacks, radiator, spotlights and rear facing double glazed window with obscure glass.

## Second Floor Accommodation

### Landing

### Bedroom Two

15' 1" + recess, reduced head height x 10' 6" ( 4.60m + recess, reduced head height x 3.20m )

Spacious and bright double bedroom with front facing window and central heating radiator.

### Bedroom Three

15' 1" + recess, reduced head height x 9' 7" ( 4.60m + recess, reduced head height x 2.92m )

Double bedroom having a front facing window and central heating radiator.

### Shower Room

Fitted with a shower cubicle, wc and wash hand basin. Velux style window, tiled flooring, spotlights to the ceiling and a central heating radiator.

### External

The property is set back from the road behind stylish railings and hedging, the small front garden being laid with decorative slate. The driveway provides off road parking for two cars and leads to the single garage and side pedestrian access gate. The rear of the property offers a beautifully presented garden with raised lawn and paved seating area, variety of plants and shrubs to the borders and being very well maintained. The garden is fully enclosed by timber fencing and benefits from power points, tap and lighting.

### Garage

16' 11" x 8' 11" max ( 5.16m x 2.72m max )

Single garage with up and over door and security light to the front elevation.

### Agents Note

We are advised by the vendor that there is an annual management charge for the upkeep of communal areas. This is currently at £107.73 for the year 2024/2025.



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welcome to

## Baker Avenue, Gringley-On-The-Hill Doncaster

- Immaculate Detached Family Home
- High Standard of Decoration and Finish
- Desirable Village Location
- Council Tax Band E
- Five Bedrooms

Tenure: Freehold EPC Rating: D

# £395,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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