



Stonegate Gap Cottage Mattersey Road, Everton Doncaster DN10 5BN

welcome to

Stonegate Gap Cottage Mattersey Road, Everton Doncaster

Rarely does an opportunity arise to purchase such a BEAUTIFULLY PRESENTED semi-detached home on one of the most SOUGHT AFTER streets in Everton! SPACIOUS and VERSATILE accommodation arranged OVER THREE FLOORS offering FIVE DOUBLE BEDROOMS, sun room, front and rear gardens and OFF ROAD PARKING!



Ground Floor Accommodation

Entrance Lobby

Accessed via the main entrance door on the side elevation and housing the stairs to the first floor landing.

Lounge

18' 5" x 10' 10" extending to 11' 1" (5.61m x 3.30m extending to 3.38m)
Light and bright main reception room having two front facing double glazed windows and gas fired burner. Two central heating radiators, two ceiling roses and a TV aerial point.

Kitchen/ Dining Room

18' 4" x 13' 4" (5.59m x 4.06m)
Spacious Kitchen with traditional style wall and base units, complimentary worktops incorporating a breakfast bar and a double stainless steel sink with mixer tap. Benefiting from integrated appliance including fridge freezer, dishwasher, double oven, hob and extractor fan. Central heating radiator and bifold doors to the sun room.

Sun Room

12' 3" x 12' 1" (3.73m x 3.68m)
Lovely sun room with a large rear facing double glazed window and glazed door into the garden, Multi fuel burner, two central heating radiators and access to the utility room and wc.

Utility Room & Wc

12' 2" x 4' 2" (3.71m x 1.27m)
Utility room fitted with wall and base units, complimentary worktops and a butler sink. This room also doubles up as a cloakroom with a WC. Rear facing double glazed frosted window, heated towel rail and having space for fridge, freezer and washing machine.

First Floor Accommodation

Landing

Having built in cupboards, shelving, front facing double glazed window and two central heating radiators.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)
Spacious double bedroom having front facing double glazed window and central heating radiator.

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)
Double bedroom having rear facing double glazed windows and central heating radiator.

Bedroom Three

12' 6" x 10' 9" (3.81m x 3.28m)
Double bedroom with rear facing double glazed window, central heating radiator and access to the Jack and Jill en-suite.

Jack & Jill Shower Room

Jack and Jill en-suite fitted with a walk in shower with a glass screen, pedestal wash hand basin and wc. Part tiled walls and frosted side facing double glazed window.

Bedroom Four

12' 5" x 9' (3.78m x 2.74m)
Double bedroom having two front facing double glazed windows, two central heating radiators and access to the Jack and Jill en-suite.

Bathroom

Bathroom fitted with a shower cubicle, wc, pedestal wash hand basin and bath with a shower attachment. Heated towel rail, frosted rear facing double glazed window and tiled walls.

Second Floor Accommodation

Second Floor Landing

Shower Room

Shower room fitted with a shower cubicle, wc and wash hand basin. Spotlights to the ceiling, velux style window and a heated towel rail.

Bedroom Five/ Family Room

21' 11" plus door recess x 14' 4" narrowing to 11' 6" reduced head height (6.68m plus door recess x 4.37m narrowing to 3.51m reduced head height)
A generous size space having a side facing double glazed window, three velux style windows, three central heating radiators, spotlights to the ceiling and a useful storage cupboard.

Study

11' 10" x 5' 4" reduced head height (3.61m x 1.63m reduced head height)
Study area with velux style window offering stunning views over countryside and a central heating radiator.

External

Smart looking property with black wrought iron railings to the front and a small garden area laid with decorative gravel. To the side elevation there is covered off road parking for two cars and access to the rear garden.
The garden is well maintained and offers a decked area with pergola, lawn, paved seating area, gravelled borders with a variety of plants and shrubs, boiler room and summer house.

Storage Garage

15' 2" x 14' 5" (4.62m x 4.39m)
Storage garage with power and light connected and side courtesy door.



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welcome to

Stonegate Gap Cottage Mattersey Road, Everton Doncaster

- Well Presented Semi-Detached House
- Desirable Area
- Versatile Accommodation
- Five Double Bedrooms
- Jack & Jill En-suite, Shower Room and Family Bathroom

Tenure: Freehold EPC Rating: D

offers in the region of

£435,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107403 - 0007

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