



**Mulberry Court, Misson DONCASTER DN10 6BH**

**welcome to**

**Mulberry Court, Misson DONCASTER**

TUCKED AWAY and WELL PRESENTED is this spacious FAMILY home located on a small cul de sac in the desirable village of Misson. Benefiting from FOUR good sized bedrooms and a garage, this detached home is one not to be missed!



## Ground Floor Accommodation

### Entrance Hall

Welcoming main entrance hall having tiled flooring, a central heating radiator, under stairs cupboard and coving to the ceiling.

### Cloakroom

Cloakroom having a wc, wash hand basin, a central heating radiator, splash back tiles and tiled flooring.

### Lounge

20' 10" x 11' 6" ( 6.35m x 3.51m )

Light and bright lounge having a front facing double glazed window, rear facing double glazed window, two central heating radiators, coving to the ceiling and an inset gas fire.

### Dining Room

15' 10" x 11' 7" ( 4.83m x 3.53m )

Spacious dining room being open plan to the kitchen and having double glazed french doors, coving to the ceiling, tiled flooring and a central heating radiator.

### Kitchen

17' 11" x 13' 5" ( 5.46m x 4.09m )

Having a range of wall and base units the kitchen has double glazed french doors, spotlights from the ceiling, tiled flooring, work tops, inset sink and drainer, coving to the ceiling and a central heating radiator. The family kitchen also benefits from a range of built in appliances including a fridge freezer, dishwasher and range gas cooker.

### Utility Room

11' 3" x 7' 10" ( 3.43m x 2.39m )

Utility Room having a central heating radiator, tiled flooring, side facing obscured double glazed window, units and a stainless steel 1/2 bowl sink and drainer.

### Laundry Room

Laundry room off from the utility room having units and space for dryer and washer, there is power available.

## First Floor Accommodation

### Landing

Landing having two central heating radiators, coving to the ceiling, front facing double glazed windows and two hatches for loft access which is part boarded.

### Bedroom One

18' 7" x 17' 7" ( 5.66m x 5.36m )

Spacious and bright main bedroom having two front facing double glazed windows, two velux style windows, fitted wardrobes and drawers, spotlights from the ceiling and two central heating radiators.

### En Suite

7' 10" max x 5' 5" ( 2.39m max x 1.65m )

En Suite having side facing obscured double glazed windows, shower cubicle, wc, a vanity basin, heated towel rail and coving to the ceiling.

### Bedroom Two

13' 6" x 12' 11" +door recess ( 4.11m x 3.94m +door recess )

Double bedroom with separate dressing room having a rear facing double glazed window and a central heating radiator.

### En Suite

En Suite to bedroom two having a shower cubicle, a wash hand basin, wc, tiled splash backs, a heated towel rail and side facing double glazed obscured windows.

### Bedroom Three

11' 7" x 11' 4" ( 3.53m x 3.45m )

Third bedroom having spotlights from the ceiling, rear facing double glazed windows, a central heating radiator and coving to the ceiling.

### Bedroom Four

11' 6" x 9' 2" ( 3.51m x 2.79m )

Fourth bedroom having a front facing double glazed window, a central heating radiator, coving to the ceiling, spotlights from the ceiling and built in cupboards and desk.

## Bathroom

11' 7" max x 9' 5" ( 3.53m max x 2.87m )

Family bathroom having a bath with an overhead shower, a vanity basin, a bidet, wc, part tiled walls, coving to the ceiling, rear facing double glazed obscured windows and spotlights from the ceiling.

## Office

8' x 5' 6" ( 2.44m x 1.68m )

Office having side facing double glazed windows, a central heating radiator, coving to the ceiling and a fitted unit and desk.

## External

Externally to the front of the property there's a large driveway and parking for several cars, a side pedestrian gate leading to the rear of the property which benefits from a block paved seating area, outside lighting and shrubs and trees. The rear garden is mainly lawned and is fully enclosed with timber fencing. Solar panels to the rear of the property, owned by the vendor.

## Garage

18' 8" x 9' 7" ( 5.69m x 2.92m )

An integral garage having light, power and a central heating radiator.

## Office Space / 2nd Garage

17' 6" x 8' 4" ( 5.33m x 2.54m )

Previously converted and used for a work from home space. The second garage space has a front facing door, side facing window, light and power, sink and base units and air conditioning.



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## **Mulberry Court, Misson DONCASTER**

- Detached Well Presented Home
- Garage
- Open Views
- Four Bedrooms, Two Ensuites & Bathroom
- Lovely Family Home

Tenure: Freehold EPC Rating: C

offers in the region of

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107430 - 0006

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