

The Stable Sunderland Farm Close, Tickhill Doncaster DN11 9GB

william h brown

## welcome to

## The Stable Sunderland Farm Close, Tickhill Doncaster

Outstanding TWO BEDROOM BARN CONVERSION in the sought after village of Tickhill. Benefiting from VERSATILE ACCOMMODATION, OFF ROAD PARKING, STORAGE GARAGE and BEAUTIFUL COURTYARD SETTING. Viewing highly recommended.













#### **Ground Floor Accommodation**

#### Lounge/Bedroom

14' 2" x 10' 9" ( 4.32m x 3.28m ) A versatile room which could be used as either a reception room or double bedroom. Having an electric fire with hearth and surround, central heating radiator and front facing French doors.

#### **Living Kitchen**

25' 4" x 15' 9" narrowing to 9' 2" ( 7.72m x 4.80m narrowing to 2.79m )

Spacious living kitchen having a variety of wall and base units with complimentary worktops and inset stainless steel sink and drainer. Benefiting from integrated fridge/freezer, five ring gas hob, electric oven and microwave. In addition, having space for a washing machine and dishwasher. Downlights to the ceiling, two central heating radiators, under stairs cupboard and two front facing double glazed windows. This room offers plenty of space for a sofa and dining room table.

#### **Shower Room**

Shower room fitted with a vanity wash hand basin, a walk in shower and wc. Heated towel rail and downlights to the ceiling.

#### **First Floor Accommodation**

#### Landing

Landing having a skylight.

#### **Bedroom One**

12' 2" Restricted head height x 11' 7" max ( 3.71m Restricted head height x 3.53m max ) Double bedroom having a central heating radiator, two skylights, fitted bed side tables and cupboards.

#### **Dressing Room/Bedroom Two**

8' 11" + recess x 5' 8" Restricted head height ( 2.72m + recess x 1.73m Restricted head height ) Bedroom currently used as a dressing room and having a central heating radiator, sky lights and fitted drawers and hanging rail. Easily converted back to a bedroom with the removal of some furniture to accommodate a bed should any potential buyer wish.

#### Bathroom

Bathroom fitted with a wc, vanity wash hand basin and bath. Sky light, tiled splashbacks and a heated towel rail.

#### Outside

Courtyard setting with a small paved area for a table and chairs and off road parking available.

#### **Storage Garage**

9' 10" x 9' 9" ( 3.00m x 2.97m ) Storage garage having timber doors.





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# The Stable Sunderland Farm Close, Tickhill Doncaster

- Well Presented Barn Conversion
- Desirable Tickhill Location
- Spacious Dining Kitchen
- Two Bedrooms
- Shower Room and Bathroom

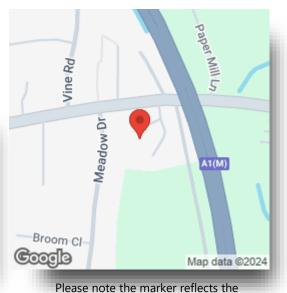
Tenure: Freehold EPC Rating: E

# £237,500









postcode not the actual property



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