



**Orchard Croft, Bawtry Doncaster DN10 6SL**



**welcome to**

**Orchard Croft, Bawtry Doncaster**

Well presented DETACHED house with FOUR BEDROOMS, OFF ROAD PARKING, GARAGE and GARDENS. Great LOCATION for Bawtry's vast array of amenities. Viewing recommended to appreciate the accommodation on offer!



## Ground Floor Accommodation

### Entrance Hall

Entrance hall having central heating radiator and under stairs cupboard.

### Cloakroom

Cloakroom fitted with a WC and vanity wash hand basin with tiled splashbacks. Front facing double glazed window with obscure glass and central heating radiator.

### Lounge

16' 4" x 10' 11" max ( 4.98m x 3.33m max )

Lounge area having a wall mounted electric fire. Double french doors , front facing double glazed window, central heating radiator and coving to the ceiling.

### Kitchen/Dining Room

26' 6" x 8' 3" ( 8.08m x 2.51m )

Spacious open plan kitchen/diner fitted with an extensive range of wall, base, dresser and display units with complimentary worktops, wine rack and inset sink and drainer. Benefitting from integrated appliances including double oven, gas hob, extractor hob, two fridge freezers and a dishwasher. Space for washing machine and tumble dryer. UPVC entrance door, recessed lights, tiled splashbacks, coving to the ceiling, rear facing double glazed window and modern style radiator.

### Conservatory

10' 7" x 9' 7" ( 3.23m x 2.92m )

Conservatory constructed of low level brick and UPVC, having double glazed French doors opening to the garden.

## First Floor Accommodation

### Landing

Landing having central heating radiator, loft access, useful storage cupboard and cupboard housing the hot water cylinder.

### Bedroom One

11' 5" x 9' 7" + wardrobes ( 3.48m x 2.92m + wardrobes )

Double bedroom having fitted wardrobes, rear facing double glazed window and central heating radiator.

### En Suite

En suite fitted with a shower cubicle, vanity wash hand basin and WC. Heated towel rail, rear facing double glazed window with obscure glass, under floor heating, recessed lights, shaver point, tiled walls and flooring.

### Bedroom Two

13' 2" x 8' 7" + door recess ( 4.01m x 2.62m + door recess )

Double bedroom having built in wardrobes and overhead cupboards, front facing double glazed window and central heating radiator.

### Bedroom Three

12' 9" x 8' 4" max ( 3.89m x 2.54m max )

Double bedroom having fitted wardrobes, dressing table and drawers. Front facing double glazed window and central heating radiator.

### Bedroom Four/Study

8' 10" x 7' 2" incl. bulk head ( 2.69m x 2.18m incl. bulk head )

Single bedroom currently used as a study having built in cupboards, desk and drawers. Front facing double glazed window and central heating radiator.

### Bathroom

Bathroom comprising of a bath with overhead shower, wash hand basin and WC. Rear facing double glazed window with obscure glass, under floor heating, coving to the ceiling, recessed lights, heated towel rail, tiled walls and flooring.

## External

To the front of the property is a generous block paved area providing off road parking flanked by established conifers. Side gated pedestrian access leads to the rear garden which is enclosed by hedging and timber fence panels and affords the property a high degree of privacy. The garden comprises of a paved seating area, hot tub, lawn and water supply.

## Garage

16' 3" x 8' 1" plus recess ( 4.95m x 2.46m plus recess )

Single garage having power and light connected.



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welcome to

## Orchard Croft, Bawtry Doncaster

- Lovely Detached House
- Spacious Modern Kitchen
- Conservatory
- Four Bedrooms, En- suite & Modern Bathroom
- Garage & Parking, Small Cul de Sac Location

Tenure: Freehold EPC Rating: Awaited

**£380,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**