



**Newstead Grove, Bircotes DONCASTER DN11 8FZ**



**welcome to**

**Newstead Grove, Bircotes DONCASTER**

Lovely DETACHED HOME on a POPULAR modern development in BIRCOTES, a fantastic opportunity to purchase an IDEAL FAMILY HOME having FOUR DOUBLE BEDROOMS with a FAMILY BATHROOM and EN-SUITE to main bedroom , OFF STREET PARKING and REAR GARDEN. Viewing highly recommended!



## Ground Floor Accommodation

### Cloakroom

Cloakroom having a wc, wash hand basin with splashbacks and central heating radiator.

### Lounge

17' 8" x bay window x 10' 11" ( 5.38m + bay window x 3.33m )

Main reception room having a central heating radiator and double glazed bay window.

### Kitchen/Diner

26' 10" x 9' 7" max ( 8.18m x 2.92m max )

Modern open plan kitchen diner fitted with an extensive range of cabinetry, complimentary worktops and inset stainless steel sink and drainer. Benefitting from a host of integrated appliances including dishwasher, fridge freezer, double oven, gas hob and extractor hood above. Recessed lights to the ceiling, rear facing double glazed window, French doors and two central heating radiators.

### Utility Room

5' 3" x 4' 10" ( 1.60m x 1.47m )

Utility room fitted with a range of wall and base units, inset sink and having space for a washing machine and side entrance door.

## First Floor Accommodation

### Landing

Landing having loft access.

### Bedroom One

15' +wardrobes x 11' 1" ( 4.57m +wardrobes x 3.38m )

Spacious main bedroom having sliding fitted wardrobes with mirrored doors, front facing double glazed window and central heating radiator.

### En Suite

En suite to the main bedroom having a shower cubicle, vanity wash hand basin and wc. Fitted with tiled flooring and walls, recessed lights, front facing double glazed frosted window and heated towel rail.

### Bedroom Two

10' 3" x 8' 7" + wardrobes ( 3.12m x 2.62m + wardrobes )

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

### Bedroom Three

12' 4" x 9' 2" ( 3.76m x 2.79m )

Double bedroom having a rear facing double glazed window and central heating radiator.

### Bedroom Four

13' 7" x 9' 2" ( 4.14m x 2.79m )

Double bedroom having fitted wardrobes with sliding mirrored doors, front facing double glazed window and central heating radiator.

### Bathroom

Family bathroom benefitting from a shower cubicle, bath, wc and wash hand basin. Fitted with tiled flooring and walls, recessed lights, rear facing double glazed frosted window and heated towel rail.

## External

Off road parking is available to the front for two cars with an open plan garden to one side.

To the rear of the property there is a generous enclosed garden with two paved seating areas, timber fencing and side gated access.

## Garage

17' 8" x 8' 8" ( 5.38m x 2.64m )

Garage benefitting from an up and over door, water supply and housing the boiler.

## Agents Notes

We are advised by the current owner that a service charge is payable for the upkeep of amenity land within the development. This is currently at £185.33 for this year (2025).

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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## **Newstead Grove, Bircotes DONCASTER**

- Modern Detached Family Home
- Four Double Bedrooms
- Family Bathroom and En-suite
- Open Plan Kitchen Diner
- Off Street Parking and Garage

Tenure: Freehold EPC Rating: B

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107633 - 0004

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