



The Cedars Bawtry Road, Austerfield Doncaster DN10 6QW

welcome to

The Cedars Bawtry Road, Austerfield Doncaster

EXCEPTIONALLY well presented FOUR DOUBLE BEDROOM family home, benefitting from SPACIOUS LIVING ACCOMMODATION, GENEROUS SIZE PLOT and AMPLE OFF ROAD PARKING with NO ONWARD CHAIN. Only by internal inspection can you truly appreciate the standard of finish and accommodation on offer.



Ground Floor Accommodation

Irregular Shaped Room x (x)

Entrance Porch

Entrance porch with beautiful tiled flooring and a central heating radiator.

Entrance Hall

Welcoming and spacious entrance hall housing the stairs to the first floor landing and having oak parquet flooring, two central heating radiators, under stairs cupboard and coving to the ceiling.

Boot Room

6' 11" x 4' 2" (2.11m x 1.27m)

Boot room having a central heating radiator and fitted coat rack. Door leading to the:

Cloakroom

5' 2" x 4' 2" (1.57m x 1.27m)

Cloakroom fitted with a wc and vanity wash hand basin. Side facing double glazed window with obscure glass and central heating radiator.

Lounge

19' 2" x 14' 5" (5.84m x 4.39m)

Generous main reception room having glazed bifold doors to the breakfast area, sliding patio doors to the rear garden, two modern radiators and coving to the ceiling.

Snug

12' 9" + bay x 12' 5" (3.89m + bay x 3.78m)

Cosy second reception room with front facing double glazed bay window, central heating radiator and coving to the ceiling.

Dining Room

12' 9" + bay x 12' 6" (3.89m + bay x 3.81m)

Dining room having front facing double glazed bay window, central heating radiator, coving to the ceiling and glazed bifold doors to the kitchen.

Kitchen/Breakfast Room

25' 10" x 12' 7" (7.87m x 3.84m)

A light and bright kitchen fitted with an extensive range of wall and base units with complimentary worktops and inset 1 1/2 bowl sink with drainer. Benefitting from integrated appliances including dishwasher, fridge freezer, microwave, oven and gas hob with extractor. Side facing double glazed window, two floor to ceiling picture windows, double glazed bifold doors to the garden, coving to the ceiling and two modern radiators.

Utility Room

9' 5" x 7' 8" (2.87m x 2.34m)

Situated just off the kitchen, the utility has plumbing for a washing machine and space for a tumble dryer with worktop above. Double glazed main entrance door, utility sink, storage cupboard, rear facing double glazed window, central heating radiator and access door to the garage.

First Floor Accommodation Landing

A split level staircase with feature stained glass window leads to the first floor landing which gives access to all four bedrooms. Having loft access, linen cupboard and central heating radiator.

Bedroom One

17' 3" + fitted wardrobes x 14' 2" + dr recess, red. head height (5.26m + fitted wardrobes x 4.32m + dr recess, red. head height)

Double bedroom having a range of fitted wardrobes to one wall, a velux style window, front facing double glazed window and central heating radiator.

En-Suite

En-suite to bedroom one, fitted with a modern suite comprising of bath, shower cubicle, wc and wash hand basin with chrome fittings. Having a radiator, tiled walls and side facing double glazed window with obscure glass.

Bedroom Two

12' 6" x 12' 2" max (3.81m x 3.71m max)

Double bedroom with built in wardrobes, rear facing double glazed window, central heating radiator and coving to the ceiling.

En Suite Two

En-suite to bedroom two, fitted with a shower, wc and wash hand basin. Floor to ceiling tiled walls and a chrome heated towel rail.

Bedroom Three

14' 2" red. head height x 12' 7" (4.32m red. head height x 3.84m)

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

Bedroom Four

12' 7" x 10' 7" + door recess (3.84m x 3.23m + door recess)

Double bedroom with built in wardrobes, rear facing double glazed window, central heating radiator and coving to the ceiling.

Bathroom

Family bathroom fitted with a four piece suite comprising of a bath, shower cubicle, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, modern radiator, wall mounted mirrored vanity unit and tiled walls.

External

'The Cedars' is set back from the road and situated to a sizeable plot with a block paved driveway to the front elevation providing off road parking for numerous vehicles. Double wrought iron gates to the side of the property provide access to the rear garden which is enclosed and of a good size. The garden is mainly laid to lawn with well stocked borders, a slightly raised block paved seating area, decking covered by a timber built gazebo and a secret garden currently used as a designated children's play area.

Garage

17' 11" x 12' 4" (5.46m x 3.76m)

Garage having power and light, sectional door, and two side facing double glazed windows with obscure glass.



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welcome to

The Cedars Bawtry Road, Austerfield Doncaster

- Immaculate Detached House
- Spacious Living Accommodation
- Beautiful Views Over Countryside
- Three Reception Rooms and Four Double Bedrooms
- Garage & Off Road Parking for Numerous Vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107511 - 0004

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