

Sycamore Crescent, Bawtry Doncaster DN10 6LE



# welcome to

# Sycamore Crescent, Bawtry Doncaster

Stunning RECENTLY UPGRADED, DETACHED house with FOUR BEDROOMS having a GARAGE and DRIVEWAY. With FRONT and REAR GARDENS having NO CHAIN on the property. Viewing is highly recommended.













#### **Ground Floor Accommodation**

#### **Entrance Hall**

Accessed via a side facing main entrance door housing the stairs to the first floor and having a central heating radiator.

#### Cloakroom

Cloakroom fitted with a wc and wash hand basin. Central heating radiator and side facing double glazed window with obscure glass.

#### Lounge

14' 9" x 10' 11" max (  $4.50m \times 3.33m \max$  ) Main reception room having a feature fire place, double glazed doors, front facing double glazed window overlooking the garden and central heating radiator.

#### Kitchen

18' x 9' 6" + door recess ( 5.49m x 2.90m + door recess ) Modern kitchen area having an extensive range of wall and base units with complimentary work tops, integrated wine cooler and splash back tiling. A central island with ceramic sink with drainer, space for a dishwasher, range style cooker and fridge freezer. Built in cupboard and central heating radiator.

#### **Dining Area**

25' 9" x 12' 4" + recess (7.85m x 3.76m + recess ) A light and bright, spacious dining area ideal for entertaining with roof lantern and bi-fold doors opening up to the rear garden. Having a front facing double glazed window, two central heating radiators and useful courtesy door to the garage.

#### **Bedroom One**

10' 9" x 10' 8" + door recess (  $3.28m \times 3.25m$  + door recess ) Double bedroom having a rear glazed entrance door to the garden, central heating radiator and side facing double glazed window.

#### En Suite

En suite fitted with a shower, vanity wash hand basin and wc. Heated towel rail and side facing double glazed window with obscure glass.

#### **First Floor Accommodation**

#### Landing

#### **Bedroom One**

12' 8" x 11' ( $3.86m \times 3.35m$ ) Double bedroom having a front facing double glazed window and central heating radiator.

#### Bedroom Two

12' 7" x 9' 10" ( 3.84m x 3.00m ) Double bedroom having a rear facing double glazed window and central heating radiator.

#### **Bedroom Three**

 $8^{\prime}$  4" x 6' 8" ( 2.54m x 2.03m ) Single bedroom having a side facing double glazed window and central heating radiator.

#### Bathroom

8' 4" x 5' 6" ( 2.54m x 1.68m ) Stylish family bathroom comprising of a bath with overhead shower, wc and wash hand basin. Two rear facing double glazed windows with obscure glass and a heated towel rail.

#### External

Positioned to a corner plot with a well stocked front garden and a smart grey block paved driveway leading to the generous size single garage. A side timber gate allows for pedestrian access to the rear garden which is fenced and enclosed and of a good size. In addition, the rear garden offers a lawn, variety of plants and shrubs, external lighting and a spacious paved seating area to sit, relax and enjoy the summer months.

#### Garage

19' 5" x 9' 10" (  $5.92m \times 3.00m$  ) Generous size single garage with an electric roller door and power connected.

### welcome to

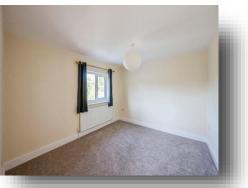
# Sycamore Crescent, Bawtry Doncaster

- Immaculate Detached Family Home
- Sought After Location
- Upgraded and Extended by Current Vendors
- Generous Size Garage and Driveway
- NO CHAIN

Tenure: Freehold EPC Rating: C Council Tax Band: D

# £400,000





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Property Ref: BWY107500 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property