



**St. Marys Road, Tickhill Doncaster DN11 9LZ**



**welcome to**

**St. Marys Road, Tickhill Doncaster**

Period semi-detached house having FIVE BEDROOMS in the village of TICKHILL. A beautiful home with FRONT and REAR GARDENS, OFF STREET PARKING and GARAGE. Viewings an absolute must to appreciate the accommodation on offer.



## Ground Floor Accommodation

### Entrance Hall

Entrance hall accessed via the side facing entrance door. Housing stairs to the first floor landing and a central heating radiator.

### Lounge

14' 11" max x 14' ( 4.55m max x 4.27m )

Main reception room having a feature fireplace with inset gas fire, built in storage and shelving unit, coving to the ceiling and picture rail. Central heating radiator, two front and one side facing single glazed sash windows.

### Kitchen

12' 11" x 11' 11" ( 3.94m x 3.63m )

Spacious, modern kitchen having an extensive range of cream gloss cabinetry with central storage island, complimentary worktops and sink with drainer. Having two integrated under counter fridges, space for a dishwasher and range style cooker. Recessed lights and tiled splashbacks.

### Dining Area

15' x 13' max ( 4.57m x 3.96m max )

Dining area open to the kitchen, having a built in display cabinet, feature fireplace with inset gas fire, picture rail and side facing single glazed window.

### Family Room

17' 9" x 12' 11" ( 5.41m x 3.94m )

Light and bright reception room having an entrance door to the front, rear facing bifold doors and front facing double glazed sash window. Central heating radiator, wall lights and useful storage cupboard. Door to garage.

### Utility Room

9' 4" x 5' 4" ( 2.84m x 1.63m )

Situated next to the kitchen and having a range of wall and base units with complimentary work tops and butler style sink. Tiled flooring and central heating radiator.

## Bathroom

Ground floor bathroom fitted with a bath, wash hand basin and wc. Side facing double glazed window, velux style window, central heating radiator, tiled flooring, part tiled walls and pendant lighting.

## First Floor Accommodation

### Landing

Split level landing having a front facing double glazed sash window, side facing single glazed sash window, wall lights and three central heating radiators.

### Bedroom One

17' 11" x 15' 7" ( 5.46m x 4.75m )

Spacious double bedroom with character beams to the ceiling. Two front facing double glazed sash windows, side facing double glazed sash window, two rear facing double glazed windows and two central heating radiators.

### En Suite

En-suite fitted with a shower cubicle, bath with chrome fittings and shower attachment, pedestal wash hand basin and wc. Benefitting from high ceilings, a built in linen cupboard, central heating radiator, recessed lights, rear facing double glazed window with obscure glass and part panelling to the walls.

### Bedroom Two

14' x 12' 9" + fitted wardrobes ( 4.27m x 3.89m + fitted wardrobes )

Double bedroom flooded with natural light having fitted wardrobes, central heating radiator, two front and one side facing single glazed sash windows. Lovely deep skirting boards and lots of storage.

### Bedroom Three

11' 7" x 9' max ( 3.53m x 2.74m max )

Double bedroom having side facing double glazed sash window, central heating radiator, small storage cupboard and built in shelving.

## Bedroom Four

12' 9" x 6' 11" ( 3.89m x 2.11m )

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

## Shower Room

Family bathroom fitted with a shower cubicle, wash hand basin and wc. Chrome heated towel rail, built in shelving and extractor fan. Half tiled walls, recessed lights and tiled flooring.

## Second Floor

### Attic Room/Bedroom Five

15' x 12' 4" max ( 4.57m x 3.76m max )

Open to the staircase and having a side facing sash window, central heating radiator and recessed lights.

### En Suite

14' 10" x 6' Reduced head height ( 4.52m x 1.83m Reduced head height )

En-suite having a shower cubicle, wash hand basin and wc. Wall mounted vanity unit, heated towel rail, recessed lights and velux style window.

## External

A stunning property set behind stone wall with electric wrought iron gates and intercom system. A cobbled driveway provides off road parking and is flanked by mature trees and a front garden well stocked with a variety of plants and shrubs. To the rear is a generous garden beautifully presented with lawn, variety of plants, trees and shrubs, raised borders and paved seating area. Water supply and lighting.

## Garage

18' 6" x 9' 7" ( 5.64m x 2.92m )

Garage having double timber doors, rear courtesy door, power and light connected.



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## **St. Marys Road, Tickhill Doncaster**

- Period Semi Detached Home
- Five Bedrooms
- Beautiful Character Features
- Off Street Parking & Garage
- Three Reception Areas

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

offers in the region of

**£700,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107523 - 0004

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