



Fir Tree Cottage Barnsley Road, Marr Doncaster

welcome to

Fir Tree Cottage Barnsley Road, Marr Doncaster

GUIDE PRICE £500,000-£525,000. This exceptional four bedroom semi-detached family home with stunning picturesque views and substantial off road parking is complimented by a two bedroom annex bungalow with the benefit of planning permission.



Entrance Porch

With a front facing composite door, a front facing double glazed window and access through to the open plan breakfast kitchen and ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a counter top wash hand basin. There is a chrome heated towel rail, feature tiled walls and a front facing double glazed window.

Living Kitchen Family Room

34' 2" x 12' 6" max (10.41m x 3.81m max)

Fitted with an extensive range of high gloss wall and base units with coordinating granite work surfaces which houses the sink and drainer. The kitchen has a Range cooker with a double extractor fan, an integrated fridge-freezer, washing machine, coffee machine, microwave and an additional under counter fridge and freezer.. There is a central island and breakfast bar which provides an extensive range of family living and dining space. There are insert spotlights to the ceiling, a useful storage cupboard which houses the concealed boiler, stairs which rise to the first floor landing, three side facing double glazed windows and rear facing French doors outlooking onto the rear garden. There is access through to the lounge and dining room.

Lounge

22' 1" x 12' 4" max (6.73m x 3.76m max)

With a front facing double glazed window, laminate flooring throughout and an open exposed chimney feature fireplace providing character and charm.

Dining Room

10' 2" max x 9' 11" (3.10m max x 3.02m)

With a rear facing double glazed window, area for a dining table and chairs, a central heating radiator and a further separate staircase which rises to the first floor independent bedroom and en-suite.

First Floor Landing

Bedroom One

14' 2" x 13' 5" max (4.32m x 4.09m max)

With a rear facing double glazed window, a central heating radiator and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush WC, a pedestal wash hand basin and a walk-in shower. There is tiled flooring, a central heating radiator and partial tiling to the walls.

First Floor Landing

There is a further landing which provides access to three of the bedrooms and family bathroom. There are two side facing double glazed windows providing an abundance of natural light.

Bedroom Two

13' 5" x 11' 4" max (4.09m x 3.45m max)

With a front facing double glazed window, fitted wardrobes providing a range of hanging and storage space and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a walk-in shower and a central heating radiator.

Bedroom Three

9' 10" x 10' 3" max (3.00m x 3.12m max)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Four

10' x 9' 3" (3.05m x 2.82m)

With a rear facing double glazed window providing an elevated view to the rear garden and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with an electric shower over and screen. There is tiling to the bath surround, splashback tiling, a central heating radiator and a useful storage cupboard.

Occasional Attic Space

10' 4" max x 13' 10" (3.15m max x 4.22m)

With stairs which rise from the first floor landing to provide a useful loft/attic space. There is a rear facing single glazed skylight window, eave storage and additional storage.

Detached Annex Bungalow

Perfect for additional family members or to generate a second income, previously used as an airbnb earning approximately £7,500 at 6 months occupancy. The annex is a deceptively spacious accommodation with a kitchen, breakfast room, living room, two double bedrooms and bathroom. Positioned separately from the main house with its own private garden and has its own oil tank boiler.

Annex Kitchen Dining Room

23' 3" x 8' 8" (7.09m x 2.64m)

A stylish kitchen which is fitted with a range of high gloss wall and base units with complimentary wood effect work surfaces housing the stainless steel sink and drainer. The kitchen has a gas hob, an electric oven, an integrated dishwasher, plumbing for a washing machine and space for a fridge and freezer. There is a breakfast bar, spotlights to the ceiling, tiled flooring, a side facing double glazed window and access to the inner hall and lounge.

Annex Lounge

15' 6" x 8' 9" (4.72m x 2.67m)

With two side facing double glazed windows, rear facing French doors which lead out to the private garden and a central heating radiator.

Annex Utility Room / W.C.

6' 1" x 5' 10" (1.85m x 1.78m)

There is plumbing for white goods and a side facing obscure double glazed window.

Annex Bedroom One

12' 8" x 8' 11" (3.86m x 2.72m)

With a front facing double glazed window, a central heating radiator and access to the walk-in dressing room.

Annex Walk-In Dressing Room



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welcome to

Fir Tree Cottage Barnsley Road, Marr Doncaster

- GUIDE PRICE £500,000-£525,000
- STUNNING FOUR BEDROOM DETACHED FAMILY HOME COMPLEMENTED BY A TWO DOUBLE BEDROOM DETACHED ANNEX BUNGALOW WITH PLANNING PERMISSION
- EXTENSIVE GRANITE KITCHEN OVER 34 FT IN LENGTH
- SEPARATE DINING ROOM
- TWO LANDINGS TO THE MAIN HOUSE

Tenure: Freehold EPC Rating: D

guide price

£500 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR120823 - 0007

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