



**Clayburn Chapel Hill, Clayton Doncaster**



**welcome to**

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GUIDE PRICE £600,000-£650,000. Occupying a stunning generous plot in the picturesque rural village of Clayton is this four bedroom detached bungalow which benefits from a triple garage, fabulous countryside views and ample off street parking.



### **Entrance Hall**

With a front facing door, modern ceramic grey high gloss tiled flooring and a column style central heating radiator. There is coving to the ceiling, downlights to the ceiling and three useful storage cupboards.

### **Lounge**

17' 11" x 12' ( 5.46m x 3.66m )

Situated to the rear of the property with a rear facing bowed double glazed window offering stunning views over the garden and countryside beyond. There is a feature stone wall with fireplace, beams to the ceiling, a central heating radiator and steps to the sitting room/study.

### **Dining Room**

17' 6" x 15' 10" ( 5.33m x 4.83m )

A generous front facing room with a front facing double glazed window, a feature stone wall with decorative fire, a central heating radiator and a door giving access to the garage and sitting room/study.

### **Sitting Room / Study**

10' 8" x 8' 10" ( 3.25m x 2.69m )

A versatile room which could be used as a study area or additional sitting room with a front facing bowed double glazed window and a central heating radiator.

### **Kitchen**

13' 2" x 9' ( 4.01m x 2.74m )

With a rear facing double glazed window overlooking the garden. Fitted with a range of wall and base units with coordinating work surfaces housing the ceramic Belfast sink with mixer tap. The kitchen has a ceramic hob with an extractor hood above, an electric oven and grill, plumbing for a dishwasher and space for a fridge. There is coving to the ceiling, a central heating radiator, splashback tiling, downlights to the ceiling and a door which gives access to the conservatory.

### **Conservatory**

15' 1" x 8' 1" ( 4.60m x 2.46m )

With rear and side facing double glazed windows and rear facing French doors which give access to the patio and garden beyond. There is a central heating radiator, light and power.

### **Bedroom One**

11' 6" x 10' 11" ( 3.51m x 3.33m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. There is a vanity wash hand basin.

### **Bedroom Two**

11' x 10' 6" ( 3.35m x 3.20m )

With a rear facing double glazed window with stunning views overlooking the garden, a central heating radiator and fitted wardrobes which extend over the bed providing hanging and storage space. There is a vanity wash hand basin.

### **Bedroom Three**

7' 11" x 8' 10" ( 2.41m x 2.69m )

With a rear facing double glazed window into the conservatory and a central heating radiator.

### **Bedroom Four**

7' 1" x 8' 10" ( 2.16m x 2.69m )

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

### **Bathroom**

A modern and contemporary bathroom which is fitted with a four piece suite comprising of a WC, a wash hand basin, a roll top bath with telephone style mixer tap and shower attachment and a shower cubicle with shower. There is wall to floor tiling, a shaver point, a central heating radiator and a rear facing obscure double glazed window.

### **Shower Room**

A modern and contemporary shower room which is fitted with a low level WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is wall to floor tiling, a chrome heated towel rail, shaver point, downlights to the ceiling and an extractor fan.

### **Outside**

The bungalow is set within a generous enclosed plot with fabulous gardens to the front, side and rear. To the front of the property there is an enclosed mainly laid to lawn garden with mature shrubs and trees to the borders. There is an extensive driveway providing off road parking for several vehicles which in-turn leads to the triple garage. To the rear of the property there are beautiful lawned gardens with a variety of mature shrubs and trees to the borders. There is a patio area overlooking the garden and countryside views, perfect for outdoor dining and entertaining. The rear garden has a greenhouse, a shed and access to the garage.

### **Triple Garage**

25' 1" x 21' 8" ( 7.65m x 6.60m )

With a rear and side facing double glazed windows and a rear courtesy door to the garden. There is a side courtesy door to the main house, a staircase to the roof space which is ideal for storage and access to the WC.

### **W.C.**

Accessed via the garage with a WC and a wash hand basin.



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## Clayburn Chapel Hill, Clayton Doncaster

- GUIDE PRICE £600,000-£650,000
- SPACIOUS WELL-PRESENTED ACCOMMODATION THROUGHOUT
- FOUR GOOD SIZED RECEPTION ROOMS
- CONSERVATORY OVERLOOKING THE GARDEN AND STUNNING VIEWS BEYOND
- BATHROOM AND SEPARATE SHOWER ROOM

Tenure: Freehold EPC Rating: E

guide price

**£600,000-£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR118808 - 0002

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](http://williamhbrown.co.uk)