



**Douglas House Station Road, Blaxton Doncaster**



**welcome to**

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Viewing is essential in order to appreciate the sizeable accommodation offered for sale by this six bedroom family home which stands in an enclosed plot with double garage in the popular village of Blaxton.



### Entrance Porch

With front and side facing double glazed windows and a sealed unit door. A door gives access to the entrance hall.

### Entrance Hall

There are stairs which rise to the first floor landing, a central heating radiator and access to the lounge and dining room.

### Dining Room

12' 2" max x 20' max ( 3.71m max x 6.10m max )

A good sized dining room which is ideal for entertaining with a front facing double glazed bay window, engineered oak flooring, two central heating radiators and coving to the ceiling. A door gives access to the family room.

### Family Room

9' 2" x 10' 9" ( 2.79m x 3.28m )

With a side facing obscure double glazed window, a front facing double glazed window, oak flooring, coving to the ceiling and a central heating radiator.

### Lounge

22' 5" x 12' 5" to recess ( 6.83m x 3.78m to recess )

With a front facing double glazed bay window and rear facing double glazed French doors giving access to the garden. There is engineered oak flooring, feature antique fire surround, coving to the ceiling and two central heating radiators. A door gives access to the inner hall.

### Inner Hallway

With a rear facing double glazed window and a side facing door to the rear garden. There is a central heating radiator, coving to the ceiling and a useful storage cupboard. The hallway gives access to dining room, kitchen= utility room and downstairs WC.

### Kitchen

18' 2" x 10' 11" ( 5.54m x 3.33m )

With a side facing double glazed window. Fitted with a range of wall and base units with coordinating wooden work surfaces housing the double ceramic

sink and drainer. The kitchen has space for an American style fridge-freezer, an integrated dishwasher and a cuisine master professional cooker with five ring gas hob, double oven and extractor above. There is complimentary tiling, oak flooring, a central heating radiator, a breakfast bar and access to the study.

### Home Office / Study

9' 1" x 7' 10" ( 2.77m x 2.39m )

With a side facing obscure double glazed window, laminate flooring, coving to the ceiling and a central heating radiator.

### Utility Room

15' 7" x 9' 3" ( 4.75m x 2.82m )

With a side facing sealed unit door and an obscure double glazed window. Fitted with wall and base units with coordinating wooden work surfaces housing the sink and drainer with mixer tap. There is an integrated fridge, a cupboard housing the central heating boiler, plumbing for a washing machine, space for a tumble dryer, splashback tiling, a central heating radiator and oak flooring.

### Downstairs W.C.

Fitted with a WC and a wash hand basin fitted into a vanity unit with mixer tap. There is partial tiling and coving to the ceiling.

### First Floor Landing

From the entrance hall stairs rise to the first floor landing where there are front and rear facing double glazed windows, two central heating radiators, coving to the ceiling and access to the loft.

### Master Bedroom

11' 9" x 18' ( 3.58m x 5.49m )

With a side facing double glazed window, a central heating radiator, coving to the ceiling and a door which gives access to the en-suite shower room.

### En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted

into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls and floor, coving to the ceiling, a heated towel rail and an extractor fan.

### Bedroom Two

12' 2" x 12' 2" to recess ( 3.71m x 3.71m to recess )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Three

16' 1" x 8' 10" ( 4.90m x 2.69m )

With two front facing double glazed windows, a central heating radiator and coving to the ceiling.

### Bedroom Four

12' 3" x 9' 10" to recess ( 3.73m x 3.00m to recess )

With a side facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Five

15' 9" x 5' 4" ( 4.80m x 1.63m )

With a side facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Six

8' 8" x 7' 7" ( 2.64m x 2.31m )

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a corner bath with shower attachment over. There is tiling to the walls and floor, coving to the ceiling and a central heating radiator.

### Outside

The property is approached by an unadopted road and stands in a good sized enclosed plot with private enclosed gardens to the front and rear. There is a block paved pathway which leads to the double garage and drive providing off road parking. To the rear is a good sized enclosed garden with block paved patio with shrubs and plants to the borders.



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## **Douglas House Station Road, Blaxton Doncaster**

- FABULOUS FAMILY HOME
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN WITH SPACIOUS UTILITY ROOM
- DOWNSTAIRS WC
- HOME OFFICE

Tenure: Freehold EPC Rating: B

offers over

**£435,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR120606 - 0004

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