



Hayfield Lane, Auckley Doncaster

welcome to

Hayfield Lane, Auckley Doncaster

GUIDE PRICE £675,000-£700,000. Privately enclosed this four/five bedroom gated detached dorma bungalow is situated on a substantial plot of land with a range of outbuildings, a garage and stable, two first floor balconies with stunning views and and en-suite bathroom.



Entrance Hall

With side facing doors, Indian stone flooring with underfloor heating, spotlights to the ceiling and stairs which rise to the first floor landing.

Kitchen

13' 8" x 12' 9" into recess (4.17m x 3.89m into recess)
Fitted with an extensive range of wall and base units with coordinating work surfaces housing the Belfast sink and drainer. The kitchen has an induction hob with cooker hood above, an electric oven and grill and plumbing for a dishwasher. There is a rear facing double glazed window, a rear facing exterior door, spotlights to the ceiling, underfloor heating and access through to the utility room.

Utility Room

12' 9" x 4' 6" (3.89m x 1.37m)
With plumbing for a washing machine and dryer. There is a wall mounted boiler, space for a fridge and freezer, a side facing obscure double glazed window and underfloor heating.

Sitting Room

14' 10" x 12' 9" (4.52m x 3.89m)
With rear and side facing double glazed windows, underfloor heating, a feature brick chimney breast with wrought iron stove features and access through to the kitchen and entrance hall.

Bedroom Two

12' 9" x 9' 7" max (3.89m x 2.92m max)
Situated on the ground floor with a front facing double glazed window, Indian stone flooring with underfloor heating and a built-in wardrobe providing hanging and storage space.

Bedroom Three

12' 9" into recess x 9' 7" (3.89m into recess x 2.92m)
With a front facing double glazed window, Indian stone flooring with underfloor heating and a built-in wardrobe providing hanging and storage space.

Ground Floor Bathroom

Fitted with a WC, a wash hand basin on a vanity unit with mixer tap, a panelled bath with mixer taps and shower attachment and a shower cubicle with shower. There is a side facing obscure double glazed window, partial tiling to the walls and Indian stone flooring with underfloor heating.

First Floor Landing

With sensored lighting, two side facing skylight windows, spotlights and useful storage.

Lounge / Bedroom Five

20' 5" x 11' 9" (6.22m x 3.58m)
Situated to the rear of the property with underfloor heating, a side facing double glazed velux window and a rear facing double glazed window and door giving access to the balcony with stunning elevated views. A versatile room which could be used as a first floor lounge or an additional bedroom if required.

Bedroom One

11' 1" x 9' 7" max (3.38m x 2.92m max)
With underfloor heating and front facing exterior doors giving access to the balcony with views. There is access to the walk-in wardrobe and en-suite bathroom.

En-Suite Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a focal freestanding bath
There is a side facing double glazed skylight window, an electric heated towel rail, wall to floor tiling and underfloor heating.

Bedroom Four

11' 4" max x 7' 11" (3.45m max x 2.41m)
With two side facing skylight windows, underfloor heating, a loft hatch and a built-in wardrobe providing hanging and storage space.

W.C.

Fitted with a WC and a wash hand basin.

Outside

Situated on a stunning gated plot of land. To the front of the property there is an extensive gravelled sweeping drive providing a range of ample off road parking. The property has a range of land with outbuildings including a garage and stable. There are stunning extensive lawned gardens to the front, side and rear with a variety of mature shrubs to the side and stunning open views. The land provides outdoor entertaining and ample equestrian areas

Additional Information

The vendor has made us aware that the property is connected to mains water and LPG with mains electricity. The property has underfloor heating throughout the ground and first floor with an outstanding grade A EPC rating. There are freehold solar panels and the property has a practical completion certificate from Nov 2021 and is valid for a further 6 years until 2027.



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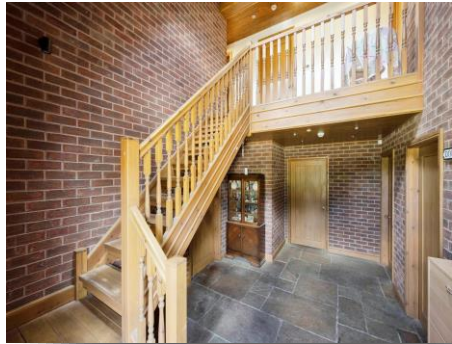
Hayfield Lane, Auckley Doncaster

- GUIDE PRICE £675,000-£700,000
- BESPOKE BUILT FOUR/FIVE BEDROOM DETACHED DORMA BUNGALOW
- SUBSTANTIAL GATED PLOT OF LAND WITH OUTBUILDINGS, STABLE AND GARAGE
- MASTER BEDROOM WITH BALCONY AND EN-SUITE BATHROOM
- ELEVATED REAR ASPECT LOUNGE WITH BALCONY

Tenure: Freehold EPC Rating: A

guide price

£675,000-£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122379 - 0004

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