



Old School Lane, Wadworth Doncaster

welcome to

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This exceptional individually designed stone built four bedroom detached family home is tucked away situated on a gated development of only two homes with a double garage, an open plan kitchen diner, a snug, a dual aspect lounge, two en-suite shower rooms and a Jack and Jill bathroom.



Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing, underfloor heating and access to the ground floor WC,

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with tiled splashback, a rear facing obscure double glazed window, insert spotlights, underfloor heating. and a built-in cupboard housing the hot water tank.

Lounge

22' 9" x 12' 6" (6.93m x 3.81m)

An attractive bright and spacious room with a front facing sash double glazed window and rear facing French doors which lead onto the rear garden. There is underfloor heating and a feature fireplace with a multi fuel burner insert.

Snug / Family Room

12' x 11' 9" (3.66m x 3.58m)

A versatile room which could also cater for a study, dining room or play room with a front facing double glazed sash window and underfloor heating.

Kitchen Diner

21' 2" x 12' (6.45m x 3.66m)

Fitted with a range of extensive wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring induction hob with cooker hood above, an integrated oven, an integrated American style fridge-freezer and a built-in microwave. There is splashback, insert spotlights, a breakfast and dining area, underfloor heating, plinth lighting, two side facing double glazed windows and side facing French doors which lead onto the rear garden.

Utility Room

12' 6" x 5' 5" (3.81m x 1.65m)

Fitted with coordinating units with work surfaces housing the sink and drainer with mixer tap. There is plumbing for a washing machine, underfloor heating, a side facing double glazed window and a door which gives access to the double garage.

First Floor Landing

With a front facing double glazed window, a central heating radiator and access to the four bedrooms and the Jack and Jill bathroom.

Bedroom One

14' 2" x 12' 7" (4.32m x 3.84m)

With a front facing double glazed sash window, a central heating radiator and a door which provides access to the Jack and Jill bathroom.

Jack And Jill Bathroom

Fitted with a WC, a wash hand basin with insert vanity unit, a freestanding bath and a walk-in shower with rainfall shower. There is splashback tiling, laminate flooring, insert spotlights, an extractor fan, a contemporary style radiator, downlights to the ceiling and a side facing obscure double glazed window. An additional door gives access to the landing.

Bedroom Two

11' 7" x 12' 7" (3.53m x 3.84m)

A generous double room with a side facing double glazed sash window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a modern suite comprising of a WC, a wash hand basin and walk-in shower. There is splashback tiling, a chrome heated towel rail, an extractor fan, insert downlights to the ceiling and a side facing obscure double glazed window.

Bedroom Three

12' 8" max x 12' 6" (3.86m max x 3.81m)

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

En-Suite Shower Room

Fitted with a modern suite comprising of a WC, a wash hand basin and a walk-in shower. There is splashback tiling, an extractor fan, a chrome heated towel rail and a rear facing obscure double glazed window.

Bedroom Four

12' 5" x 11' 11" max (3.78m x 3.63m max)

With a front facing double glazed window and a central heating radiator.

Outside

The property is tucked away on a gated development of only two homes. To the front of the property there is a stone wall and gate. There is a block paved driveway providing vehicle access to an enclosed gated garden by a gated driveway which is electric and remote accessed. To the rear of the property there is a double width drive providing ample off road parking for several vehicles an in-turn leads to the double stone garage. There is a stone wall enclosed lawned garden with a patio area and wrapped around lawned gardens which continues from the front to the side and rear.

Double Garage

17' 3" x 16' 2" (5.26m x 4.93m)

With two up and over doors, power and lights. There is additional access into the utility room.

Additional Information

The vendor has made us aware that there is underfloor heating throughout the ground floor except for the double garage.



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Old School Lane, Wadworth Doncaster

- SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- TWO EN-SUITES AND A JACK AND JILL BATHROOM
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM AND GROUND FLOOR WC
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: B

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR118106 - 0003

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