



Low Road West, Warmsworth DONCASTER

welcome to

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Situated in the heart of Old Warmsworth is this spacious stone built three bedroom cottage which is full of character and charm with versatile family living. Boasting five reception rooms, a private garden to the rear, a double garage and car port. Close to a range of amenities and transport links.



Snug

11' 3" x 9' 5" (3.43m x 2.87m)

With a side facing double glazed window and rear facing double glazed French doors leading out to the rear garden. There is a central heating radiator and a door which gives access to the downstairs WC.

Downstairs W.C.

Recently remodelled and fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. There is a central heating radiator, tiling to the walls and a side facing obscure double glazed window.

Dining Kitchen

15' x 10' 11" (4.57m x 3.33m)

A traditional style beamed farmhouse kitchen which has recently been remodelled and is fitted with a range of contemporary wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an induction hob with extractor above, an electric double oven and a larder/storage. There is a central heating radiator, quarry tiled flooring, exposed beams, front and rear facing double glazed window, access to the utility room, pantry and dining room.

Utility Room

5' 9" x 5' 9" (1.75m x 1.75m)

With space and plumbing for a washing machine and dryer. There is a central heating radiator and a front facing double glazed window.

Dining Room

15' x 15' max (4.57m x 4.57m max)

With front and rear facing double glazed windows, beams to the ceiling, a central heating radiator and stairs which rise to the first floor landing. The focal point of the room is the feature fireplace with rustic brick insert housing the feature stove. A door gives access to the garden.

Lounge

15' 1" x 13' 3" (4.60m x 4.04m)

With a front facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace housing the feature stove which sits upon a tiled hearth. There are rear facing double doors which lead through to the sun room.

Sun Room / Home Office

18' x 11' 3" (5.49m x 3.43m)

A versatile room which could be used as a home office or study with a side facing double glazed window and French door which lead out to the rear garden. There is a central heating radiator and access through to the family / games room.

Family / Games Room

27' 5" x 11' 4" (8.36m x 3.45m)

A spacious room which is perfect for entertaining or could be used as an annex subject to relevant planning permissions with two central heating radiators and side facing double glazed doors to the rear garden. There is wiring for a home theatre set up.

First Floor Landing

With a built-in storage cupboard, a front facing double glazed window, a central heating radiator and access to the loft which is boarded for extra storage with ladder and houses the boiler.

Bedroom One

15' 1" x 13' 3" (4.60m x 4.04m)

With front and rear facing double glazed windows, beams and spotlights to the ceiling, a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Two

10' 3" x 12' 2" (3.12m x 3.71m)

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

Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

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

Shower Room

A luxury and contemporary suite which has recently been remodelled and is fitted with a WC, a granite counter top wash hand basin and a walk-in shower. There is a heated towel rail, luxury tiling, feature beams and spotlights to the ceiling and a rear facing obscure double glazed window.

Outside

There is delightful enclosed mature garden which has been mainly laid to lawn with a variety of patio areas including an extensive Sandstone patio and landscaped shrubs and plants to the borders. There are raised planters, a feature pond and a side gate which provides access to the car port and double garage.

Double Garage

23' 1" x 16' 10" (7.04m x 5.13m)

With an electric remote controlled roll up door and a rear facing single glazed window.



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Low Road West, Warmsworth DONCASTER

- EXTENDED THREE BEDROOM STONE BUILT COTTAGE
- FIVE RECEPTION ROOMS
- UTILITY ROOM AND WC
- GENEROUS PLOT WITH BEAUTIFUL PRIVATE LANDSCAPED REAR GARDEN
- CAR PORT AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123086 - 0004

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