



**Sandringham Road, Intake Doncaster**

**welcome to**

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This multi-functional four bedroom detached corner plot home is one not to be missed benefiting from five reception rooms, two entrances, two kitchens, two WC's, a four piece bathroom suite and a utility room. A former nursery now providing a super family home with off road parking and garage.



### Entrance Hall

With a front facing exterior door, a central heating radiator and access to the inner hall. There are stairs which rise to the first floor landing providing access to the three bedrooms and family bathroom.

### Entrance Porch

With a front facing exterior entrance porch additional to the entrance hall which has stairs which rise to the first floor landing providing access to an independent bedroom, first floor kitchen, dressing room, WC and store room.

### Inner Hall

With a useful understairs storage cupboard and access through to the kitchen and living rooms.

### Family Room One

13' 6" into bay x 12' 6" ( 4.11m into bay x 3.81m )  
With a front facing double glazed bay window and a central heating radiator.

### Family Room Two

12' 8" max x 14' 5" into bay ( 3.86m max x 4.39m into bay )  
With a side facing double glazed bay window and a central heating radiator.

### Lounge

16' 6" x 17' 5" plus recess ( 5.03m x 5.31m plus recess )  
With a front facing double glazed window, a central heating radiator, useful understairs storage, an air conditioning unit and access through to the utility room.

### Play Room

16' 9" x 9' 7" ( 5.11m x 2.92m )  
With a front facing double glazed window and a central heating radiator.

### Study

6' 3" x 9' 7" ( 1.91m x 2.92m )  
With a rear facing double glazed window and a central heating radiator.

### Kitchen

13' 1" x 7' 11" max ( 3.99m x 2.41m max )  
With two rear facing double glazed windows. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with an electric oven and grill, plumbing for a washing machine and dishwasher, space for a fridge and freezer, complimentary splashback tiling and a central heating radiator.

### Utility Room

7' x 14' 2" ( 2.13m x 4.32m )  
Fitted with a range of wall and base units with work surfaces housing the stainless steel sink and drainer. There is a central heating radiator, four low level WC's, four low level wash hand basins, a rear facing double glazed window and rear facing exterior door providing access to the rear driveway and garage.

### First Floor Landing Bedroom One

13' 6" max into bay x 11' 4" ( 4.11m max into bay x 3.45m )  
With a front facing double glazed bay window and a central heating radiator.

### Bedroom Two

12' 8" max x 11' 3" ( 3.86m max x 3.43m )  
With a side facing double glazed window, a central heating radiator and built-in wardrobes.

### Bedroom Three

7' x 6' 10" ( 2.13m x 2.08m )  
With a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a four piece suite comprising of a WC, a wash hand basin, a panelled bath and space for a separate shower. There is splashback tiling, a bidet and a rear facing obscure double glazed window.

### Additional First Floor Landing Bedroom Four

15' 9" x 18' 1" max ( 4.80m x 5.51m max )  
With two front facing double glazed windows, a

central heating radiator, an air conditioning unit and access to the first floor kitchen, dressing room and two WC's.

### First Floor Kitchen

9' 4" x 7' 8" ( 2.84m x 2.34m )  
Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a wall mounted boiler and a rear facing double glazed window.

### Dressing Room

7' 9" x 5' 2" ( 2.36m x 1.57m )  
With a rear facing double glazed window, a central heating radiator and access to the two WC's.

### W.C.

Fitted with two WC's, a wash hand basin and a rear facing double glazed window.

### Outside

Situated on an impressive corner plot. To the front there is an enclosed multifunctional garden with an artificial lawn with soft play area and climbing frames. There is a brick boundary wall and a front entrance gate.

To the rear of the property situated by Abingdon Road there is a rear driveway providing off road parking which in-turn leads to the garage. There is additional access to the kitchen and utility.

### Additional Information

The vendors have made us aware that the property is under one title deed and has been converted back to residential use.

The property has solar panels, contact the branch for further details.



**view this property online** [williamhbrown.co.uk/Property/DCR122742](http://williamhbrown.co.uk/Property/DCR122742)



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## Sandringham Road, Intake Doncaster

- Planning permission granted 22/02818/FUL (For the change of the existing dwelling to three dwellings/ 3 apartments in place)
- IMPRESSIVE CORNER PLOT POSITION
- FORMER NURSERY NOW A MULTI-FUNCTIONAL FAMILY HOME
- GROUND FLOOR KITCHEN AND FIRST FLOOR KITCHEN
- FIVE RECEPTION ROOMS

Tenure: Freehold EPC Rating: B

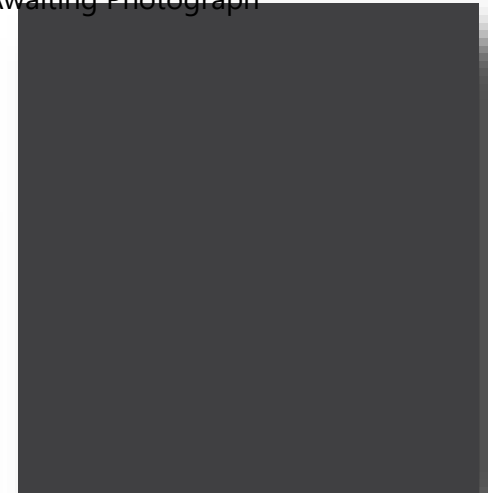
Council Tax Band: Deleted

offers over

**£370.000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122742 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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