



**Regent Square, Town Doncaster**



**welcome to**

## **Regent Square, Town Doncaster**

Set in the heart of the City Centre in Doncaster's only Victorian square is this simply sublime six bedroom property. The main feature of the room is the stunning garden room with bifolding doors to the fabulous rear garden. Boasting off road parking, three garage's and four reception rooms.



### Entrance Hall

With a side facing window, two central heating radiators with covers, a useful understairs storage cupboard, coving to the ceiling and stairs which rise to the first floor landing.

### Lounge

20' 8" x 13' 7" ( 6.30m x 4.14m )

With a front facing bay window, two central heating radiators, coving to the ceiling, feature wall light points and an open fire with feature surround.

### Dining Room

16' 2" x 15' 3" ( 4.93m x 4.65m )

With a front facing window, two central heating radiators, feature wall light points, coving to the ceiling and a tiled feature fireplace. There is access to the garden room, snug and ground floor WC.

### Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin. There is a chrome heated towel rail, tiled flooring and a sloping glass roof.

### Garden Room

12' 6" x 10' 7" ( 3.81m x 3.23m )

A stunning garden room providing an abundance of natural light and fabulous garden views with a glass ceiling and rear bifolding doors giving access to the rear garden.

### Snug

16' 1" x 11' 2" ( 4.90m x 3.40m )

With a rear facing window, a central heating radiator, coving to the ceiling, laminate flooring and a feature brick fireplace housing the gas burning stove on a paved heath. There is access through to the kitchen and entrance hall.

### Kitchen

16' x 7' 8" ( 4.88m x 2.34m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with extractor hood, a double oven, an integrated dishwasher and two fridges. There is complimentary tiling, tiled flooring, downlights and coving to the ceiling and under unit lighting. With rear and side facing windows, an internal window through to the garden room and a side facing door giving access to the rear garden.

### First Floor Landing

With a side facing window, coving to the ceiling, a central heating radiator and stairs which rise to the second floor landing.

### Bedroom One

17' 4" x 13' 7" ( 5.28m x 4.14m )

With a front facing window, ceiling rose, coving to the ceiling, a feature fireplace and two central heating radiators with covers.

### Bedroom Two

16' 1" x 15' 4" ( 4.90m x 4.67m )

With a front facing window, two central heating radiators, coving to the ceiling and a range of fitted mirrored wardrobes providing hanging and storage space. A door gives access to the en-suite bathroom.

### En-Suite Bathroom

Fitted with a high flush WC, bidet, a wash hand basin fitted into a vanity unit with mixer tap, a shower cubicle with shower and tiled surround and a freestanding claw foot bath with telephone style mixer tap and shower attachment. There is a side facing obscure window, coving to the ceiling, a central heating radiator and a heated towel rail.

### Bedroom Three

16' 2" x 11' 1" ( 4.93m x 3.38m )

This bedroom layout has been converted to be accessed via bedroom two but could easily be converted back if required. There is a rear facing window, a central heating radiator, partial coving to the ceiling and fitted wardrobes providing hanging and storage space.

### Laundry Room

With a front facing obscure window. There are work surfaces housing the sink and drainer with mixer tap beneath which is plumbing for a washing machine. There is a central heating radiator and a wall mounted boiler.

### Second Floor Landing

With a central heating radiator and wall light point.

### Bedroom Four

14' 1" x 13' 1" ( 4.29m x 3.99m )

With a side facing window, a central heating radiator and built-in storage cupboard.

### Bedroom Five

16' 2" x 10' 8" ( 4.93m x 3.25m )

With a rear facing window, a central heating radiator and built-in storage cupboards.

### Bedroom Six

16' 2" x 8' 5" ( 4.93m x 2.57m )

With a side facing velux window and a central heating radiator.

### Bathroom

With a front facing obscure window. Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap, shower over and screen. There is a central heating radiator and built-in storage.

### Outside

Situated on this desirable Victorian square with views over the green. To the front of the property enclosed with wrought iron gate and fencing there is a paved courtyard with a variety of mature shrubs, plants and trees to the borders. To the rear of the property there is fabulous low maintenance rear garden with paved patio and block paved patio. The garden provides a pleasant space for outdoor dining and entertaining in the summer months. There is a garden pond, raised sleepers and a variety of mature shrubs, plants and trees. There is a rear gate giving access to the driveway and three garages.



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## Regent Square, Town Doncaster

- SIX BEDROOM FAMILY HOME
- FOUR RECEPTION ROOMS
- CITY CENTRE LOCATION
- FANTASTIC OUTDOOR SPACE
- THREE CELLAR ROOMS

Tenure: Freehold EPC Rating: Awaited

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123628 - 0003

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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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**