



Sandhill Rise, Auckley DONCASTER

welcome to

Sandhill Rise, Auckley DONCASTER

Situated on an elevated cul-de-sac position is this impressive four bedroom detached family home benefiting from a superb kitchen diner, family room and a bay fronted lounge. The property has a garage with utility space, a gym/office and workshop to the rear.



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing, laminate flooring and a central heating radiator.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. There is stylish slate feature splashback, spotlights to the ceiling and tiled flooring.

Lounge

11' 2" x 14' 3" (3.40m x 4.34m)

With a front facing double glazed bay window, a central heating radiator and a feature log burning stove as the focal point of the room.

Sitting Room / Study

9' x 7' (2.74m x 2.13m)

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

Kitchen Diner

25' 6" x 8' 9" (7.77m x 2.67m)

A stunning contemporary kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the composite insert sink and drainer with mixer tap. The kitchen has a four ring gas hob, an electric oven and grill, a built-in insert microwave and an integrated dishwasher and oven. There is a focal breakfast bar, space for a dining table and chairs, complimentary splashback tiling, plinth lighting, spotlights to the ceiling, laminate flooring, a central heating radiator and a TV media wall. There is access to the utility room and family room.

Utility Room

6' 11" x 3' 4" (2.11m x 1.02m)

Fitted with additional work surfaces with a wall mounted boiler and a side facing door providing access to the integral garage.

Family Room

12' 1" x 7' 9" (3.68m x 2.36m)

With rear and side facing double glazed windows, laminate flooring and a side door providing access to the rear garden.

First Floor Landing

With a side facing double glazed window, coving to the ceiling and a loft hatch.

Bedroom One

11' 4" x 12' 3" (3.45m x 3.73m)

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

Bedroom Two

11' 1" x 9' 7" plus recess (3.38m x 2.92m plus recess)

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

Bedroom Three

13' x 7' (3.96m x 2.13m)

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

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m)

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

Bathroom

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin on a vanity unit with mixer tap, a walk-in double shower and a panelled bath with feature slate contrasting tiled walls. There is a chrome heated towel rail, spotlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a variety of mature shrubs and plants to the borders. There is a driveway providing ample off road parking which in-turn leads to the integral garage. To the rear of the property there is a generous lawned garden with variety of mature shrubs and plants, a patio area, fencing to the perimeter and outlook onto the woodland and field views.

Integral Garage

14' 9" max x 10' 8" (4.50m max x 3.25m)

With an up and over door, a front facing door and a side facing courtesy door to the garden. There is access through to the utility room and gym/office.

Gym / Office

19' 7" x 7' 10" (5.97m x 2.39m)

Conveniently located off the garage with two stores.

Store

6' 6" x 5' 5" (1.98m x 1.65m)

Utility

12' 6" x 4' 10" (3.81m x 1.47m)

Additionally to the kitchen diner utility there is a sink and drainer, plumbing for a washing machine, space for a fridge and freezer and a side facing double glazed window.



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Sandhill Rise, Auckley DONCASTER

- FOUR BEDROOM DETACHED FAMILY HOME
- AMPLE OFF ROAD PARKING
- STYLISH KITCHEN DINER
- BAY FRONTED LOUNGE
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125038 - 0002

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