



## 6 Alderson Drive

Tickhill, Doncaster, DN11 9HR

Asking Price £695,000

Situated on a generous corner plot, amounting to 0.22 acre, this substantial family home offers extensive accommodation within one of the areas most sought after locations. The grounds include a private 'outdoor living' area, landscaped gardens, and a large parking area leading to the double garage. Accommodation briefly comprises; reception hall, study / utility, lounge, dining room, breakfast kitchen. Conservatory. First floor; Master bedroom with en suite shower room. 3 further bedrooms. Leisure / games room, or alternative 5th bedroom (note; this room has independent access from a 2nd staircase, and has potential to provide independent living)

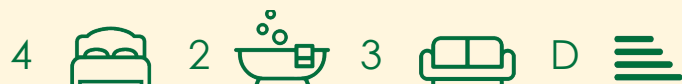
Outside; extensive, private gardens. Remote entrance gates leading to parking and garaging. Large garden store.

A fine family sized home, with floor area of around 3,000 sq ft.

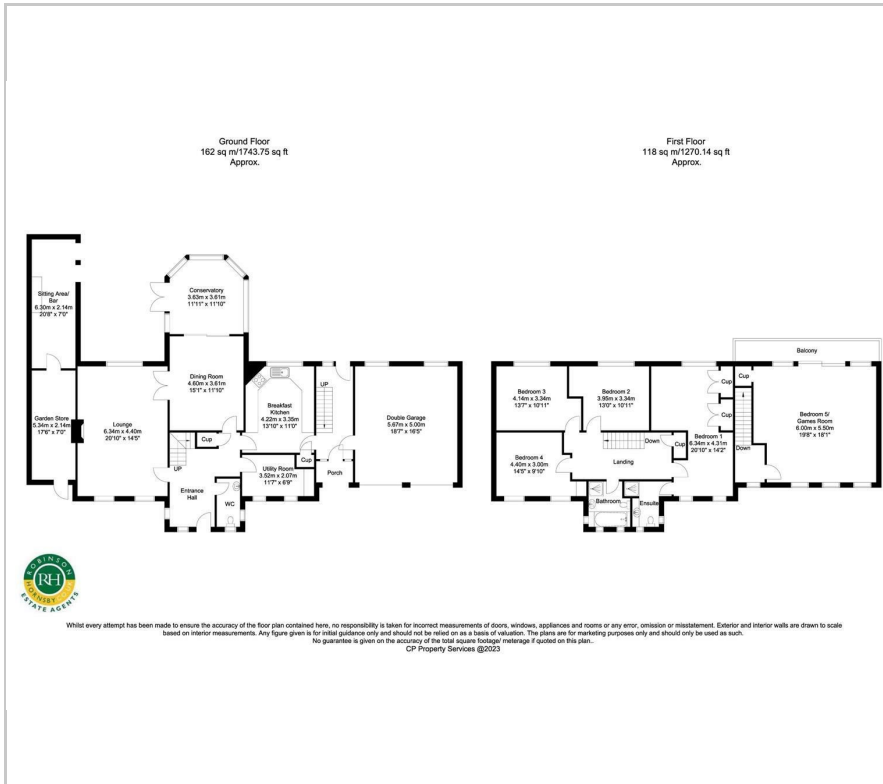
- Grounds amounting to 0.22 acre
- Private gardens ;double garage, extensive parking
- Easy access to central Tickhill
- Superb variety of local amenities
- Close to motorway network
- 5 bedrooms / 3 reception rooms
- Sheltered outdoor living space
- Conservatory, comprehensive security system
- Approx. 3,000 sq ft of living space
- COUNCIL TAX BAND F: FREEHOLD

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



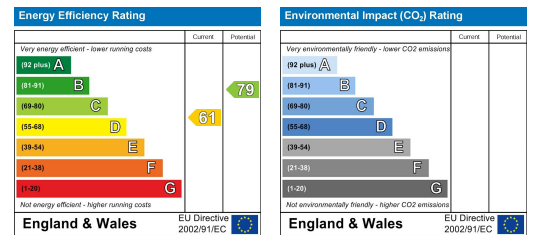
## Floor Plan



## Area Map



## Energy Efficiency Graph



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