



# 58 Bawtry Road

Doncaster, DN4 7BQ

Asking Price **£350,000**

This is an incredibly rare opportunity to acquire a substantial building plot on this prestigious road, close to a host of local amenities as well as the City Centre, mainline railway and motorway network.

Planning has been granted for an Individually designed, highly contemporary family home, including basement suitable for leisure suite, open plan living accommodation to the ground floor. First floor provides; 3 bedrooms 2 with 'Jack and Jill' style bathroom, house bathroom. To the top floor is the extensive master bedroom suite including shower room and dressing area.

Outside provides off road parking and large integrated car port. Front and rear gardens.

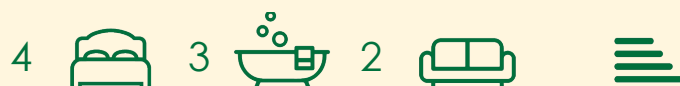
This is a prime plot, directly fronting Bawtry Road, and one of the few remaining opportunities to develop a 'dream home' within this exclusive setting.

PLANNING REF 23/02105/FUL

- superb building plot in exclusive setting
- planning granted for over 4,300 sq ft of living space
- fronting onto Bawtry Road
- one of the few remaining development opportunities in this area
- ground floor media suite
- basement gym, sauna and bar
- covered parking area, cycle store
- feature staircase linking the 4 floors
- close to road and rail links as well as City Centre
- great opportunity to create a highly efficient and contemporary family home

## Viewing

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

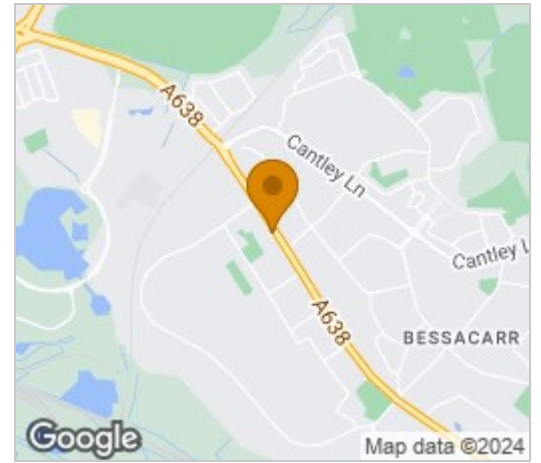




## Floor Plan



## Area Map



## Energy Efficiency Graph



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