



## 6 Birchwood Dell

Doncaster, DN4 6SY

Asking Price £950,000

Having undergone a comprehensive programme of upgrading and internal re design, this superb detached family home offers generous accommodation of over 3,500 sq ft with accommodation briefly comprising; reception hall, cloaks / WC, lounge, study / playroom, high quality fitted dining kitchen with a host of integrated appliances and 'snug' area. Utility room. The substantial extension to the side provides a large reception / leisure room, gym, office / bedroom and shower room (this area could be used for independent living) First floor ; large master bedroom with en suite, 4 further bedrooms and house bathroom. Outside; private, low maintenance landscaped rear grounds with 'astro' style lawn. Secluded seating and patio areas. Double garage, off road parking.

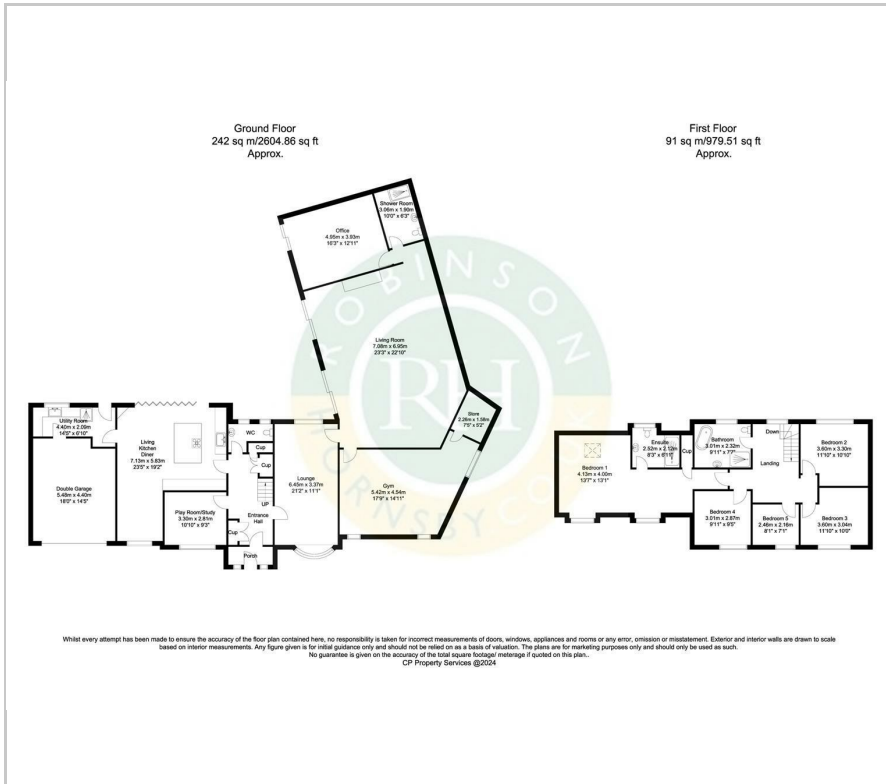
- outstanding family home of over 3,500 sq ft
- extensive ground floor leisure suite, with potential for independent annex
- 5 / bedrooms. 3 bath / shower rooms
- private, low maintenance gardens
- highly sought after location close to amenities and major road / rail links
- full programme of upgrading over recent years
- double garage, further parking
- viewing very strongly advised

### Viewing

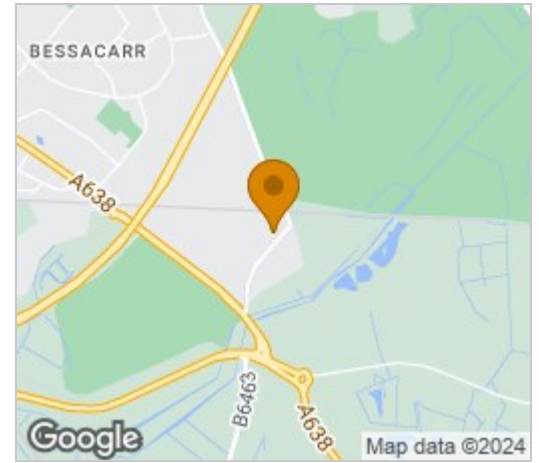
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



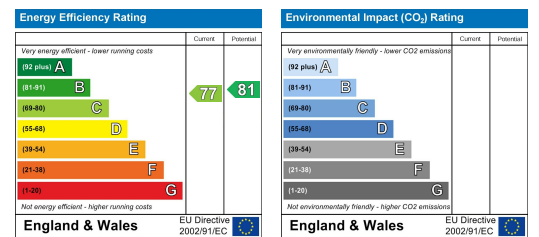
# Floor Plan



# Area Map



# Energy Efficiency Graph



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