



# 9A Grange Road

## Doncaster, DN4 6SA

### Price Guide £650,000

GUIDE PRICE £650,000 - £675,000 The property features a well-appointed layout, with four large bedrooms, three with en suites and walk in wardrobes. The property is situated in a private, premier setting in a highly regarded location accessed via electric gates. The property's gated, grand entrance makes a lasting impression, accompanied by a spacious driveway and garage providing ample parking for you and your guests. The private enclosed garden offers a peaceful and serene oasis, perfect for outdoor enthusiasts and nature lovers. With its lush greenery, colourful blooms, and beautiful trees, it's an ideal spot to unwind and enjoy the beauty of nature. The property features a generous formal lounge and two further reception room providing opportunity for an office work space, or playroom, a downstairs and WC offering convenience and practicality. The open plan kitchen diner that connects to the orangery with French doors leading to the rear garden, offers a seamless transition between indoor and outdoor living spaces. The orangery extension and modern décor have undoubtedly enhanced its overall appeal, along with the luxurious master bedroom offering a serene retreat, complete with a spacious walk in wardrobe and an elegant en-suite bathroom. Viewing is a must to appreciate the size and composition.

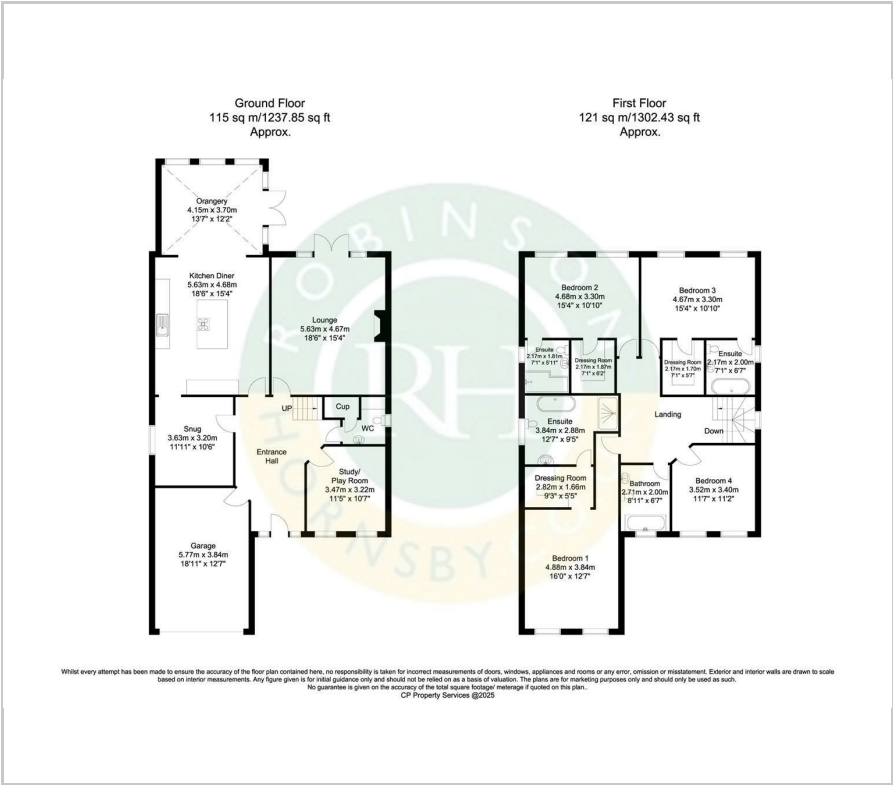
- Four bedroom detached family home
- Four double bedrooms with three en-suite bathrooms and three walk in wardrobes
- Substantial formal lounge, two further reception room and open plan kitchen diner
- Orangery extension with French doors leaving to the rear garden
- Under floor heating to the ground floor
- Property accessed via electric gates
- W C
- Garage and driveway offering ample parking for multiple vehicles
- GSH / DG / Freehold
- Council Tax band G

## Viewing

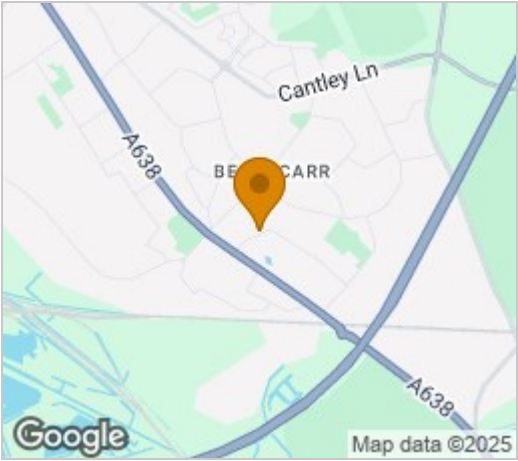
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



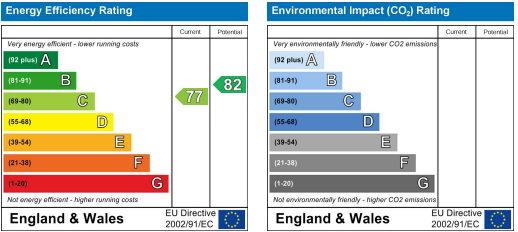
Floor Plan



Area Map



Energy Efficiency Graph



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