



## 3 Hansby Close

Tickhill, Doncaster, DN11 9RP

Asking Price £895,000

Located a short walk into central Tickhill, with delightful views across open countryside to the rear, this superb detached dwelling offers flexible, well proportioned accommodation, on what is regarded as one of the prime roads within the town.

Briefly comprises; entrance hall, inner reception / dining room, superb rear lounge with aspect across the grounds. Large dining kitchen having a range of integrated appliances, separate dining area. Access to a substantial orangery. Side reception area with WC. Utility room having garage access.

3 bedrooms, each with fitted wardrobes, 2 having en suite bathrooms. Shower room which could be easily incorporated as an en suite to bedroom 3.

Outside; extensive, private rear grounds, being mainly lawned with raised, terraced patio enjoying views across countryside. Attractive, well stocked borders.

To the front is a wide driveway providing extensive parking area. Generous double garage with remote doors.

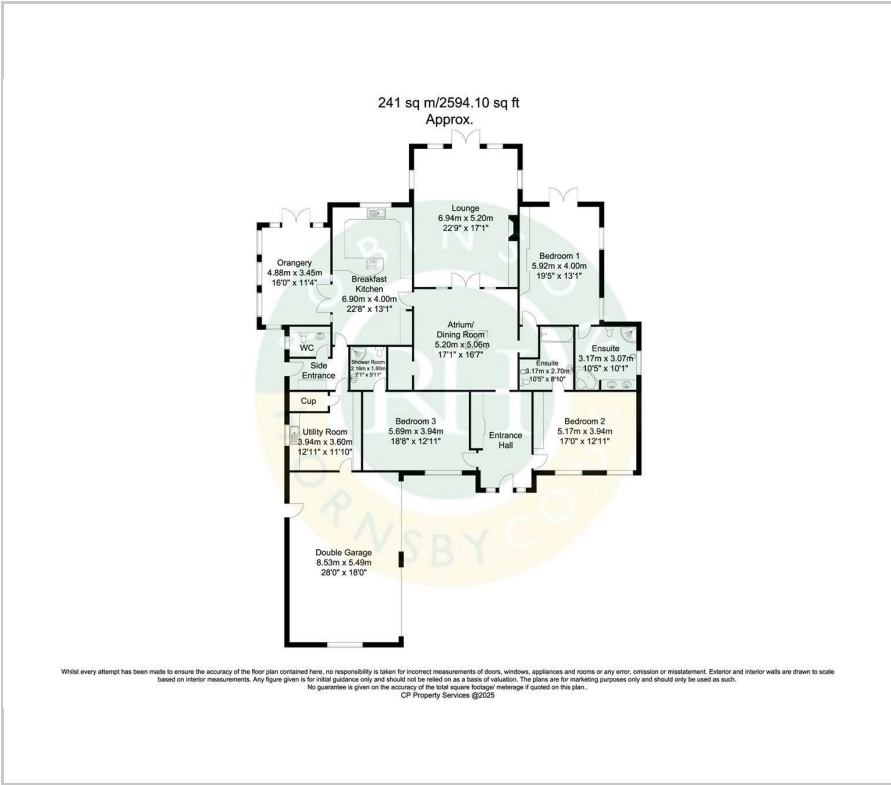
- superbly spacious bungalow on generous 0.35 acre site
- select cul de sac position abutting open countryside
- well stocked, delightful private grounds with plenty of privacy
- 3 bedrooms with 3 bath / shower rooms
- easy stroll into central Tickhill
- extensive local shopping and dining options
- double garage and parking for numerous vehicles
- panoramic rear views
- around 2,600 sq ft of accommodation
- a very rare opportunity!

### Viewing

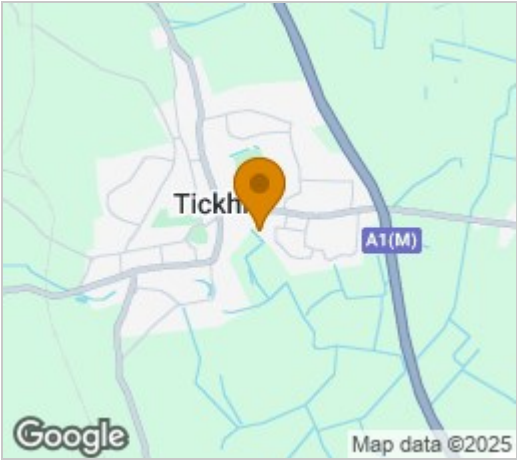
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



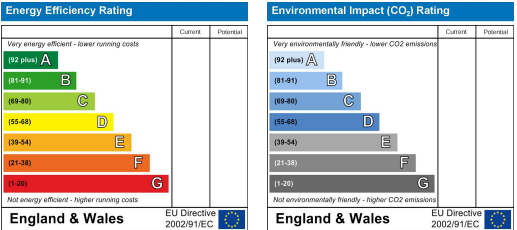
Floor Plan



Area Map



Energy Efficiency Graph



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