



5 St. Nicholas's Way, Bawtry, Doncaster, DN10 6HB

£675,000

HUNTERS[®]
EXCLUSIVE



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Willow Brook House is a very well presented detached house which is an ideal family home with private gardens in a secluded cul de sac to the rear of St Nicholas's Church and within walking distance of the town centre of Bawtry. Viewing is a must to appreciate the accommodation on offer.





DESCRIPTION

Briefly the property comprises five Bedrooms, En suite to Master and Family Bathroom, three Reception rooms, Garden Room, Kitchen Diner, Utility Room, cloakroom/study and downstairs wc, whilst outside there are gardens to the front and rear with a double Garage and drive allowing off street parking for several vehicles. Bawtry is a fashionable market town lying approximately 8 miles to the south of the city of Doncaster and 10 miles north of Retford both of which lie on the east coast mainline with access to the motorway network being only 4 miles away at Blyth. Bawtry has a wealth of amenities including a broad range of shops, boutiques, restaurants, public houses and the Crown Hotel, schools, health centre, dentists, library and sports facilities including bowls, cricket and golf clubs locally.

ACCOMMODATION

The property is accessed via a double glazed wood effect door with glass panel and overhead canopy leading into:

ENTRANCE HALLWAY

Open arch leads into the inner hall which has tiled flooring and dado rail and provides access to the three Reception rooms, Cloakroom/Study, Kitchen and downstairs wc, Stairs to the first floor accommodation, uPVC door to the rear garden with glass panel.

LOUNGE

12'7" x 18'11"

Feature fireplace on a slate hearth housing gas flame effect fire, t.v. point, radiator and sliding door leading into:



GARDEN ROOM

16'8" x 10'9"

uPVC construction looking out to the rear garden which is accessed via double doors, under floor Karndean flooring and wall mounted thermostat.

DINING ROOM

11'10" x 12'10"

Double doors to the side entrance and radiator.

SITTING ROOM

11'8" x 12'10"

Window to the front elevation, t.v. point and radiator.

CLOAKROOM/STUDY

Fitted shelving and window to the side elevation.

DOWNSTAIRS WC

Karndean flooring, spotlights to ceiling, low level flush w.c., pedestal wash hand basin, window to the side elevation and radiator.

KITCHEN

13'0" x 12'5"

Wall and base units with recessed lighting and complementary worksurface, built in electric oven and grill with induction hob and extractor fan over, integrated dishwasher and fridge freezer, space and plumbing for dishwasher, central



breakfast bar with overhead lights, one and a half sink with mixer tap over, spotlights to ceiling, Karndean flooring, window to the rear elevation and door leading into:

UTILITY ROOM

7'6" x 5'6"

Wall and base units with complementary worksurface, space and plumbing for washing machine, part tiled walls, Worcester boiler, window to the side elevation.

FIRST FLOOR LANDING

12'5" x 21'4" to maximum dimensions

Providing access to bedrooms and bathroom, loft access with pull down ladder, cupboard, dado rail, window to the side elevation.

MASTER BEDROOM

12'4" x 12'6"

Doors leading out to the rear balcony overlooking the garden, radiator further door leading into:

DRESSING ROOM

6'2" x 5'4"

Fitted shelving and window to the front elevation.

EN SUITE

Three piece suite comprising shower unit with built in rainfall head to ceiling, wash hand basin in vanity unit, low level flush w.c., tiled walls, Karndean flooring, window to the rear elevation.



BEDROOM TWO

11'10" x 12'11"

Window to the front elevation, radiator and t.v. point.

BEDROOM THREE

11'10" x 11'8"

Window to the side elevation, radiator, dado rail and t.v. point.

BEDROOM FOUR

12'8" x 8'8"

Window to the rear elevation, radiator and t.v. point.

BEDROOM FIVE

9'4" x 9'10"

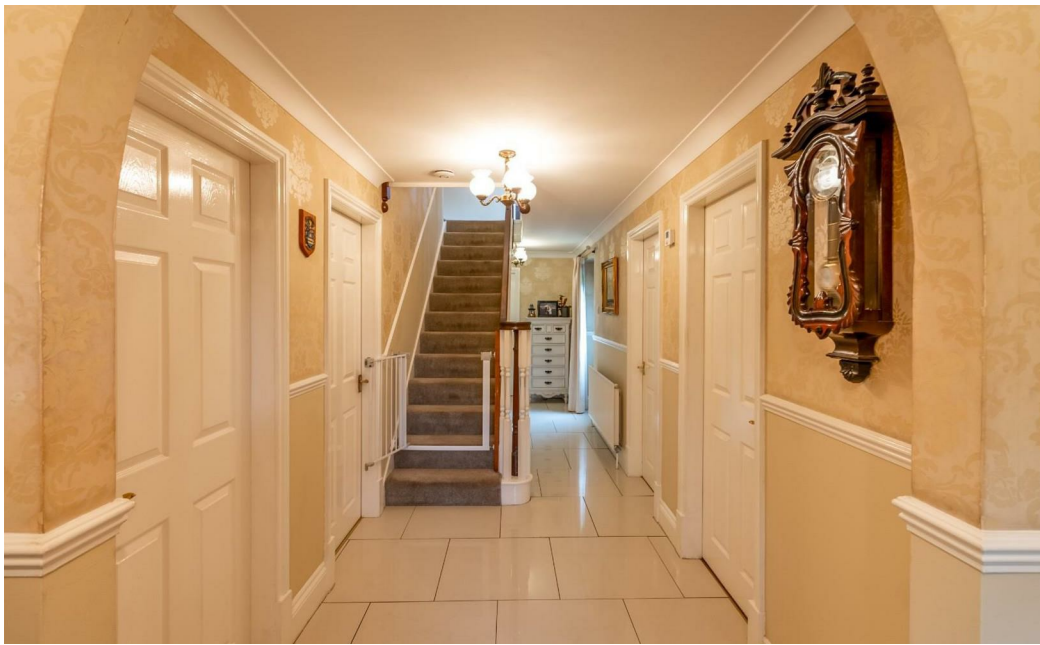
Window to the side elevation, radiator and t.v. point.

FAMILY BATHROOM

Matching white suite comprising panel bath with shower over and separate attachment, wash hand basin with vanity unit under, wall mounted mirror with light, low level flush w.c., towel radiator, vinyl flooring, window to the side elevation.

EXTERNALLY

The front garden has a brick wall surround and twin wrought iron gates opening to a block paved drive providing parking for several vehicles and leading to the double garage. Lawn area and mature borders, path to the front door, gates to



both sides leading to the rear, bin store and wall mounted lights. The rear garden is mainly laid to lawn and paving with mature borders and trees. Decking area, sheltered gravel sitting area and garden shed, outside tap and external lighting.

DOUBLE GARAGE

18'8" x 17'10"

Two electric doors, shelving, roof storage, power and lighting. Personal door to the side and window to the rear elevation.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'F'

TENURE - FREEHOLD

POTENTIAL BUYER INFORMATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

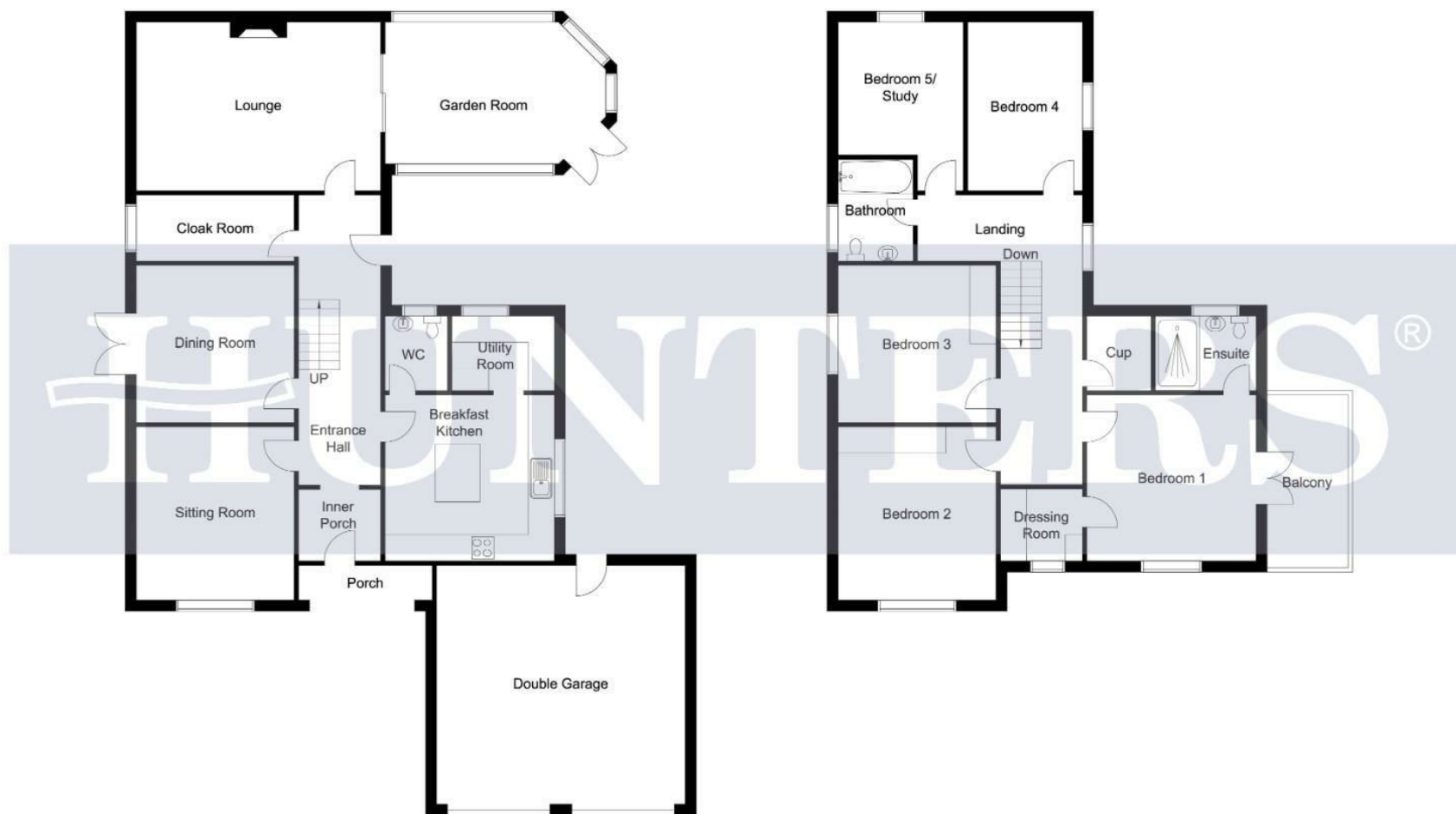
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

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Ground Floor
145 sq m/1560.76 sq ft
Approx.

First Floor
95 sq m/1022.57 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2024

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01302 710773 | Website: www.hunters.com

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