



**Moat House Way, Conisbrough DONCASTER DN12 3GE**



**welcome to**

**Moat House Way, Conisbrough DONCASTER**

MOAT HOUSE = DREAM HOUSE! Standing proud on a enviable plot in this sought after residential estate, this stunning detached home ticks all the boxes of family living. With the additions of a conservatory & a versatile summer room / bar - this really does have it all! CALL US NOW!





**Ground Floor**



**First Floor**

## Ground Floor:

### Lounge

13' 5" x 16' 7" ( 4.09m x 5.05m )

### Dining Room

7' 6" x 9' 8" ( 2.29m x 2.95m )

### Kitchen/Dining Room

15' 6" x 17' 2" ( 4.72m x 5.23m )

### Utility Room

4' 9" x 12' 4" ( 1.45m x 3.76m )

### Downstairs W.C

### Conservatory

7' 3" x 11' 3" ( 2.21m x 3.43m )

## 1st Floor:

### Landing

### Bedroom One

10' 1" x 16' 9" ( 3.07m x 5.11m )

### En-Suite

### Bedroom Two

8' 6" x 17' 3" ( 2.59m x 5.26m )

### Bedroom Three

8' 7" x 12' 7" ( 2.62m x 3.84m )

### Bedroom Four

6' 7" x 12' 8" ( 2.01m x 3.86m )

## Exterior:

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Moat House Way, Conisbrough DONCASTER**

- Modern style 4 bedroom detached. EPC B. Council Tax C
- Highly sought after location - excellently placed for amenities, schools, shops, transport links & Conisbrough Castle
- Absolutely stunning throughout. Contemporary finishes
- Spacious - lounge, dining room, kitchen, conservatory, utility
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118262](https://williamhbrown.co.uk/Property/MXB118262)



Property Ref:  
MXB118262 - 0003

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