



**Meadow View Birdcroft Lane, Walkeringham Doncaster DN10  
4JB**



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**Meadow View Birdcroft Lane, Walkeringham Doncaster**

This is SUPERBLY APPOINTED five bedroom residence in an ENVIABLE VILLAGE location. The main house has three bedrooms plus two bedrooms in the attached annexe. Outstanding internal accommodation finished to a high standard plus beautiful landscaped gardens with dining and entertaining areas.



### Side Entrance/Utility

5' 7" x 5' 5" ( 1.70m x 1.65m )

The property has worksurfaces with a sink and drainer, space for a washing machine and dryer. Splashback and floor tiling, central heating radiator and a side door leading leading to the open timber cabin which is ideal for entertaining.

### Lounge

19' 9" into recess plus inglenook x 15' ( 6.02m into recess plus inglenook x 4.57m )

The main focal point is the exposed brick Inglenook fireplace with a multifuel stove inset to one elevation and a cast iron surround with a gas fire inset to the other elevation. Quarry tiled flooring, original feature beamed ceiling and a storage cupboard. Two central heating radiators and two double glazed french doors leading to the front deck.

### Snug

14' 7" x 8' plus recess ( 4.45m x 2.44m plus recess )

Decorative cast iron fireplace, double glazed window and a central heating radiator. Two built in storage cupboards, wall lights, original beamed ceiling, quarry tiled flooring and a staircase leading to main house landing.

### Open Plan Kitchen/conservatory

19' 7" max x 21' max ( 5.97m max x 6.40m max )

Fitted with a range comprehensive range of farmhouse wall and base units with complementary worksurfaces and a island unit with a ceramic sink and drainer inset. Integrated electric oven and an integrated gas hob with an extractor above. Tiling to splashback and floor, plumbing for dishwasher and space for a fridge freezer. TV point, central heating radiator, Open plan to an Douglas Fir conservatory with a double glazed glass roof and underfloor heating. Double glazed windows and two patio doors leading to the beautiful landscaped gardens making the transition from indoors to outdoors seamless. A door leads to the pantry with wall mounted Worcester boiler (new 2020, 12 year guarantee)

### Cloakroom

Newly fitted in 2021 with a wash hand basin and a w.c. Tiled flooring, extractor fan, central heating radiator and a double glazed window to the side.

### First Floor

#### Landing

Stairs rise from the snug to the landing which has a velux style window and a central heating radiator.

### Bedroom One

14' 10" x 10' 10" ( 4.52m x 3.30m )

Sloping ceilings to two sides, bespoke built in storage, three double glazed windows allowing an abundance of natural light plus a door leading to the Jack and Jill bathroom.

### Jack And Jill Ensuite Bathroom

Fitted with a exceptional quality bespoke suite comprising of a Victorian freestanding bath, a wash hand basin set into an antique dolly stand table and a w.c. Heated towel rail, double glazed window and original beamed ceiling.

### Bedroom Two

11' 5" to rear of wardrobes x 9' 10" ( 3.48m to rear of wardrobes x 3.00m )

Fitted wardrobes to one wall, central heating radiator, feature wall and a double glazed window.

### Bedroom Three

13' 7" to rear of wardrobes x 5' 1" max ( 4.14m to rear of wardrobes x 1.55m max )

Single glazed feature window to the side, built in wardrobe to one wall and beamed ceiling.

### Exterior

Beautiful landscaped gardens to three sides of the property including a Mediterranean south facing garden with a decked area, pergola and a hideway seating area. Leading from this garden to a side entertaining area with an open timber cabin used for outdoor dining and entertaining and a shady timber Arbor, perfect for summer evenings. The gardens are enclosed be fence, beech hedge and gated to two sides.

### Summerhouse

12' 2" x 7' 5" ( 3.71m x 2.26m )

Wooden constructed summerhouse located in the rear garden with a power supply. The summerhouse sits besides a wildlife pond.

### Driveways

To the front is a gated granite chip driveway. There is a also a generous rear parking area for several vehicles end to end.

### Double Garage

Double garage with two up and over doors, power light and two windows.

### Annexe

#### Hallway

Double glazed door leading to the annexe terrace, two double glazed windows and two central heating radiators. Laminate flooring, beamed ceiling and an internal door which provides access to the main residence lounge.

#### Lounge

11' 11" into recess x 11' 6" ( 3.63m into recess x 3.51m )

Double glazed front door accessed via a brick and timber open porch, double glazed windows to the front and side, central heating radiator and a wood burner set onto a stone hearth. Wall lights, beamed ceiling, laminate flooring and understairs storage

#### Kitchen

10' 7" x 4' 8" ( 3.23m x 1.42m )

Fitted with base units, an integrated electric oven and hob, space for a fridge, splashback tiling, stainless sink and drainer, extractor fan, two double glazed windows and a door to the rear terrace.

#### Ground Floor Bedroom

11' 5" max x 9' 11" ( 3.48m max x 3.02m )

Two double glazed windows to the front plus a rear facing velux window, two central heating radiators and a feature vaulted beamed ceilings. A door leads to the jack and Jill ensuite.

#### Jack And Jill Ensuite

Fitted with a three piece suite replaced in 2021 and comprising of a bath, wash hand basin and a w.c. Separate shower cubicle, heated towel rail, double glazed window High quality laminate flooring, feature exposed brick wall and beamed ceiling.

#### First Floor Annexe

A turning staircase leads to the first floor annexe bedroom.

#### Bedroom

13' max inc ensuite x 11' 9" max ( 3.96m max inc ensuite x 3.58m max )

A generous double with two double glazed windows, a further velux style window, two central heating radiators, beamed ceiling and a feature chimney breast.

#### Ensuite

Fitted with a shower cubicle, wash hand basin and a w.c. Heated towel rail, tiled flooring and splashbacks. Skylight window, beamed ceiling and an extractor fan.



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## Meadow View Birdcroft Lane, Walkeringham Doncaster

- Beautifully appointed detached residence
- Living kitchen open plan into a Douglas fir conservatory
- Superb landscaped fully enclosed gardens
- Two bedroom annexe with kitchen, lounge, bathroom, enuite and its own terrace
- Envious semi-rural village location

Tenure: Freehold EPC Rating: D

offers over

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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