



Southfields Willow Lane, Beckingham Doncaster DN10 4FS

welcome to

Southfields Willow Lane, Beckingham Doncaster

This is a commanding modern five bedroom detached family home offered with high quality and versatile accommodation throughout. Incorporating an attached two storey annexe with its own entrance and a multitude of uses. Positioned on a private stand alone ONE ACRE plot of mature landscaped gardens.



Reception Hall

A grand reception hall with a split staircase, decorative coving and spotlights, central heating radiator and a double glazed window and door to the front elevation.

Cloakroom

Fitted with a wash hand basin and a w.c. Tiled flooring, coving to the ceiling, central heating radiator and a double glazed window.

Lounge

22' 9" max into recess x 23' 5" (6.93m max into recess x 7.14m)

The extensive lounge has an open fireplace currently housing an electric fire with dog grate, wall lights, decorative coving, two central heating radiators and double doors leading to the dining room.

Dining Room

16' 11" x 15' (5.16m x 4.57m)

Tiled flooring, central heating radiator and bi-folding doors leading to the external polished stone paved terrace.

Snug

10' 7" x 12' 9" (3.23m x 3.89m)

Double glazed window to the rear, decorative coving and a central heating radiator.

Dining Kitchen

12' 4" into recess x 24' 7" (3.76m into recess x 7.49m)

Fitted with a comprehensive range of wall and base units with granite worksurfaces, underunit lighting, tiled splashbacks and a double Belfast sink. Range master oven with an induction hob, integrated dishwasher and under counter fridge. Larder cupboard, tiled flooring, central heating radiator and dual aspect double glazed windows to the front and rear elevations.

Utility

12' max x 14' 8" 01 (3.66m max x 4.47m 01)

Fitted with wall and base units with worksurfaces and a sink and drainer. Plumbing for a washing machine, space for a dryer, American fridge freezer and an undercounter wine cooler. Heated towel rail, spotlights to the ceiling, double glazed window to the rear and a storage cupboard.

First Floor

The grand split staircase leads to a galleried landing with decorative coving to the ceiling and a ceiling rose, airing cupboard, central heating radiator and a double glazed window to the front elevation.

Master Bedroom Suite

12' 11" plus recess x 20' 9" (3.94m plus recess x 6.32m) Double glazed bay window to the front elevation with a window seat and a further double glazed window to the side elevation. Decorative coving and a central heating radiator.

Walk In Wardrobe And Dressing

A dressing area leads to the walk in wardrobe with shelving and lighting.

Master Ensuite

A luxury bathroom fitted with a slipper bath, wash hand basin set into a vanity and tall boy unit and a w.c. Corner shower cubicle, half tiled walls and fully tiled floor and patio doors leading to a Juliette balcony.

Bedroom Two

13' 4" plus door recess x 14' 1" (4.06m plus door recess x 4.29m)

Two double glazed windows to the front and side elevations, decorative coving and a central heating radiator.

Ensuite Shower

Fitted with a shower cubicle, wash hand basin set into vanity and tall boy unit and a w.c. Tiled flooring, central heating radiator and a double glazed window.

Bedroom Three

9' x 11' (2.74m x 3.35m)

Double glazed window and door leading to the Juliet balcony, vertical central heating radiator and an archway through to a study/gaming area with a double glazed window.

Bedroom Four

12' 10" x 12' max (3.91m x 3.66m max)

Double glazed window to the front elevation, central heating radiator and decorative coving.

Bathroom

Fitted with an illuminate Jacuzzi bath, wash hand basin set into a vanity and tall boy unit and a w.c.. Corner shower cubicle, tiled flooring and walls, heated towel rail and a double glazed window.

Annexe

Accessed via its own entrance. There is further opportunity (subject to planning) to incorporate the double garage into the annexe to extend.

Annexe Entrance

Tiled flooring, central heating radiator and a storage cupboard.

Cloakroom Two

Fitted with a wash hand basin and a w.c. Tiled flooring, central heating radiator and a double glazed window.

Study

12' 5" x 6' 10" (3.78m x 2.08m)

Double glazed window and a central heating radiator.

First Floor

Annexe Bedroom

14' 5" x 13' 7" (4.39m x 4.14m)

Vaulted ceiling, double glazed window and a central heating radiator.

Annexe Bathroom

Fitted with a freestanding bath, wash hand basin set into a vanity and a w.c. Velux window, tiled flooring and a heated towel rail.

Driveway

Double wrought iron gates lead to a sweeping driveway with EV charging and leads to the double garage.

Exterior

Positioned on a landscaped plot of around an acre with formal lawn with mature trees and shrubs, a wrap around polished stone terrace, a nine seater hot tub with its own air source heat pump and a large wooden summerhouse/man cave.

Previous Planning

Planning permission was previously granted to build a further detached triple garage with loft storage-
PLANNING REF: 15/00406/HSE



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welcome to

Southfields Willow Lane, Beckingham Doncaster

- Commanding and modern five bedroom detached family home
- Attached two storey one bedroom annexe with own entrance
- Master suite with walk in wardrobe/dressing room and en suite
- Further family bathroom and en suite to bedroom two
- Matured landscaped gardens with stone patio and nine seater hot tub - Plot of approx ONE ACRE

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

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