

71 All Hallows Drive, Tickhill



Offers In Region Of £350,000

An outstanding and generously proportioned three double bedroom detached bungalow situated in a wonderful corner plot position with landscaped gardens, garage and off road parking.

This much improved property provides "no expense spared presentation" throughout with high quality fixtures and fittings, boasting a sensational open plan shaker style dining kitchen with built in Bosch appliances and access to stunning summer room, a stylish sitting room with feature reclaimed brick fireplace with gas stove, three attractively presented double bedrooms (main with quality fitted furniture) and a fabulous family shower room.

This most impressive family home simply must be viewed to fully appreciate a high standard of presentation throughout and briefly comprises of; entrance hall lounge with feature fireplace, stunning open plan dining kitchen through to summer room, three well presented double bedrooms, high quality family shower room.

Beautifully kept lawned gardens wrap around the bungalow with a double width driveway offering ample parking and access to the garage.

Double gates open to an additional parking space and landscaped rear gardens which is fully enclosed and will enjoy plenty of sunshine throughout the day, perfect for entertaining with various seating areas, summer house and outdoor lighting.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The select residential village of Tickhill is situated approximately 7 miles South of Doncaster town centre, having excellent range of shops, restaurants and pubs. Ease of access to the A1 (M) at Blyth and M18 at Maltby opens up many other regional areas within comfortable commuting distance.

Proceed from our Tickhill office, take your left hand turning onto Mangham Lane and right onto Wilsic Road which continues onto Wong Lane. Take your right hand turning onto Westfield Road and first left onto All Hallows Drive, take your first left into the cul-de-sac where the property can be found.

ACCOMMODATION

A stylish grey composite door with double glazed panels and side panel opens into the reception hall.

RECEPTION HALL

A warm welcome into the property with beautifully presented reception hall, having oak internal doors open to the sitting room, kitchen, all three bedrooms, family shower room and two very useful storage cupboards. Having a central heating radiator, loft access which is part boarded with pull down wooden ladder and complimented with rustic oak style laminate flooring.



SITTING ROOM

14' 0" x 11' 6" (4.27m x 3.51m) An extremely well presented sitting room which enjoys plenty of natural light from two UPVC double glazed windows with fitted blinds, oak double doors with glazed panel open to the dining kitchen, feature fireplace with exposed brick work, sandstone hearth, oak mantle and an attractive real flame gas stove, various power sockets, tv aerial point, central heating radiator and complimented with rustic oak style flooring.



SITTING ROOM



DINING KITCHEN

18' 2" x 10' 10" (5.54m x 3.3m) A beautifully presented high quality dining kitchen with open plan access to the summer room, having an excellent range of shaker style wall and base cupboards complimented with soft close fittings and attractive work surfaces with matching breakfast island, integrated Bosch appliances include a fan assisted oven with grill, matching microwave, four ring induction hob with stylish extractor fan over, dishwasher and space for a free standing fridge freezer. There is a large stainless steel wash bowl with chrome flexible mixer tap, inset downlighting and rustic oak style laminate compliments the floor continuing through to the dining area and onto the summer room.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



SUMMER ROOM

11' 0" x 9' 1" (3.35m x 2.77m) A superb addition to the property, this large summer room is open plan to the dining room, enjoying wonderful garden views from UPVC double glazed windows and matching french doors which opens to a patio seating area, complimented with a well insulated vaulted roof and rustic oak style laminate flooring, having various power sockets, tv aerial point, central heating radiator and quality fitted blinds.



SUMMER ROOM



BEDROOM 1

12' 1" x 10' 10" (3.68m x 3.3m) A beautiful appointed double bedroom with pleasant rear garden views from a UPVC double glazed window with fitted night and day blinds having a superb matching range of fitted bedroom furniture by Hammonds, including fitted wardrobes offering a combination of hanging rails and storage space, fitted drawers, bedside draw and matching double bed frame, various power sockets, tv aerial point and a central heating radiator.



BEDROOM 1



BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.62m) A very attractively presented double bedroom which enjoys a pleasant view from a front facing double bedroom with fitted night and day blind, having various power sockets, tv aerial point, central heating radiator and space for a bedroom furniture.



BEDROOM 2



BEDROOM 3

9' 6" x 8' 3" (2.9m x 2.51m) This is a front facing bedroom, currently used as a dressing room with fitted shelving and clothes rail to the wall, having a UPVC double glazed window with fitted night and day blinds, various power sockets and a central heating radiator.



FAMILY SHOWER ROOM

A beautiful luxury shower room, boasting a large walk in shower with dual chrome shower heads and glass screens, large wash bowl with chrome mixer tap inset to a stylish floating vanity unit, low level flush wc, granite style heated towel rail, waterproof ceiling with inset downlighting and extractor fan, stunning Kardean flooring, complimented with quality grey wall tiles with mosaic style feature and a UPVC double glazed obscure window with a fitted night and day blind.



OUTSIDE

This sensational family bungalow occupies a generous size corner plot, having an open plan front and side garden with extremely well kept lawns, to the side is a double width patterned concrete driveway providing off road parking and access to the garage, there is an additional parking space beyond double wooden gates.



OUTSIDE



GARAGE

A great sized single garage with tall ceiling, benefitting from a remote control electric roller door, rear access and window, various power sockets, lighting, loft access which is part boarded with pull down wooden ladder, wall mounted modern gas combi boiler and complimented with decorative hard wearing rubber click floor matting.

REAR GARDEN

A very attractive landscaped rear garden which is fully enclosed with wooden fenced panels providing a good degree of privacy, this lovely garden is perfect for entertaining and faces the right direction to enjoy plenty of sunshine throughout the day, having various decorative patterned concrete pathways and seating areas. Wooden summer house with double power sockets, outdoor lighting and power socket, cold water tap and complimented with beautifully kept lawn.



REAR GARDEN



REAR GARDEN



REAR GARDEN



REAR GARDEN



DATED - 26/10/2021

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be

passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.