



Aquarelle Clayton, Doncaster, Yorkshire, DN5 7DH

**Price Guide £525,000**

PRICE GUIDE £525,000- £550,000 \*\*\*\*VIEWING IS ESSENTIAL TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER\*\*\*\*Set within the charming and picturesque village of Clayton is a rare opportunity to purchase this exceptionally spacious bright and airy three/ four bedroom detached bungalow with large detached garage set within fabulous generous and beautifully presented private gardens surrounding the property and offering views across the village. The property briefly consists of front and rear entrance halls, Two reception rooms, sunroom, breakfast kitchen, three/ four bedrooms with bedroom two having an en-suite. Bedroom 4 is currently used as a separate dining room. With CCTV and NSI approved alarm system. Oil central heating.

Please contact our Doncaster office to arrange a viewing today on 01302 366828.

### **Entrance**

The front entrance door leads into a light reception hall with storage cupboards and access to all the accommodation.

### **Lounge 22'9" x 13'1" (6.95 x 4)**

The lounge is located to the front of the property and benefits from a large bay fronted window with views to the front and side elevation taking in the gardens and countryside views of the village.

### **Snug Room**

The snug leads to the sunroom. This room could be used as a quiet study or office.

### **Sunroom 12'7" x 8'8" (3.84 x 2.66)**

A lovely light and airy room to enjoy the garden with UPVC patio doors opening to the patio area.

### **Kitchen 13'1" x 10'5" (4 x 3.2)**

The breakfast kitchen has a range of base and wall mounted units with quality worktops, tiled Splashback, double oven, separate ceramic hob with built in extractor, integrated dishwasher and fridge, serving hatch to the dining room, radiator, lovely views out to the gardens and storage cupboard, space for table and chairs. With a separate utility area.

### **Master Bedroom 16'4" x 11'5" (5 x 3.5)**

Another spacious room with lots of natural light from the bay window which overlooks the front elevation, walk-in wardrobe and a radiator.

### **Bedroom Two 10'5" x 10'5" (3.2 x 3.2)**

This is a particularly good sized room with side glazed windows, door leads to en-suite bathroom.

### **Ensuite 8'2" x 5'6" (2.5 x 1.7)**

Comprising of a walk in shower, wash basin, low flush wc, bidet, radiator, and a double glazed window.

### **Dining Room/ Bedroom Four**

Double glazed bay window to the front which adds an abundance of natural light and great space for entertaining.

### **Family Bathroom 13'1" x 6'3" (4 x 1.92)**

Fitted with a four piece suite enjoying bath, separate shower cubicle, w.c, wash hand basin, bidet, co-ordinating tiling to the walls and floor and radiator.

### **Landing**

Leading to bedroom three, office and the cloakroom.

### **Bedroom Three 15'10" x 11'11" (4.85 x 3.65)**

Another stunning light and airy bedroom with a side facing window as well as a Velux windows and storage and radiator. With extra storage into the eaves.

### **Office Space 16'4" x 9'6" (5 x 2.9)**

Currently used by the vendors as an office but perfect for another double bedroom with storage and door leading to a very spacious room which could be converted into an en-suite or walking wardrobe. With storage in the eaves.

### **Cloakroom 11'5" x 5'10" (3.5 x 1.8)**

WC and hand wash basin

### **Outside**

The front is approached via a five bar electrical gate to a long drive which will accommodate several cars, there is also access to a large detached garage which has power and lighting and lovely lawned garden with mature shrubs and plants and privacy hedging.

The gardens surround the property and are beautifully landscaped with a wide range of mature trees and shrubs amongst lawn with a large patio area to the rear which is private and ideal for seating and entertaining in the warmer months.

### **Material Information**

Doncaster Council

Tax Band: D

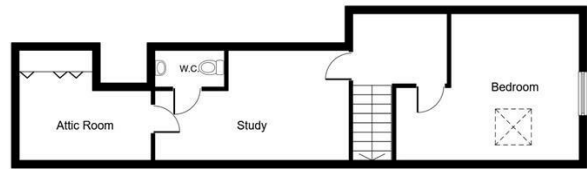
Tenure: Freehold

# Floor Plan

Aquarelle, Clayton, DONCASTER, DN5 7DH



Ground Floor

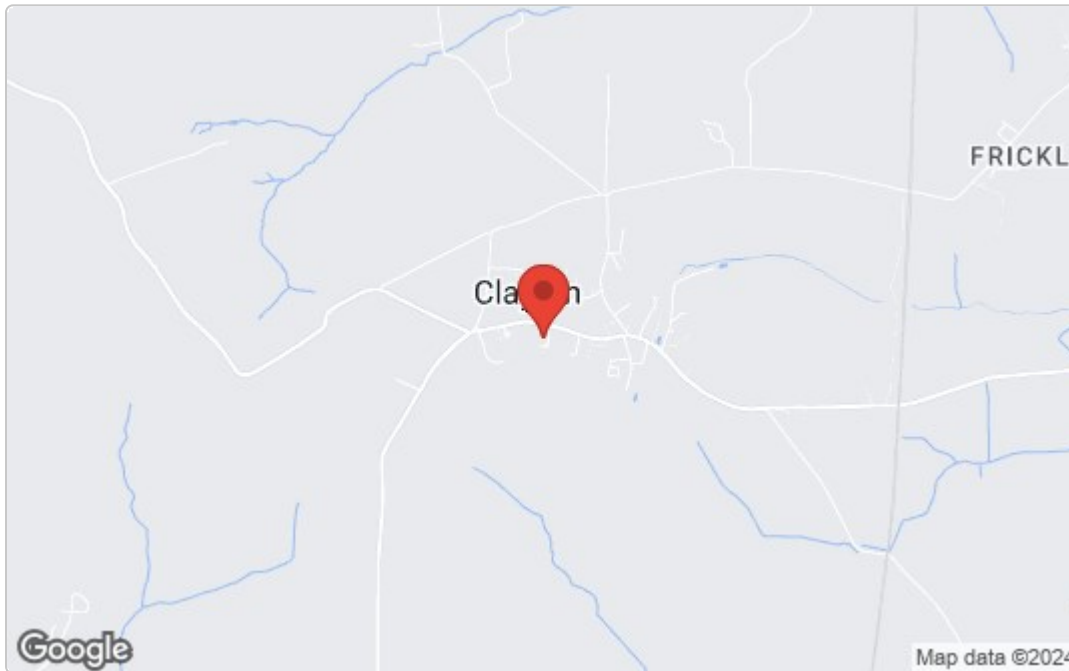


First Floor

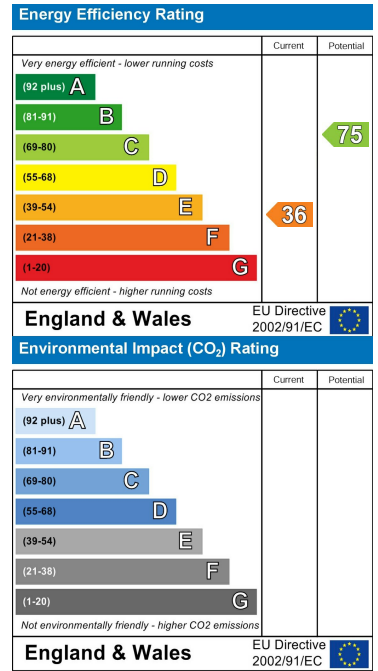
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

# Area Map



# Energy Efficiency Graph



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