



**One Ash, Doncaster Road, Ackworth**

**£275,000**

  
**MARTIN&CO**

One Ash, Doncaster Road,  
Ackworth

## House - Semi-Detached 5 Bedrooms, 2 Bathroom

- SIMPLY MUST BE VIEWED to APPRECIATE the SPACE, STYLE & QUALITY this EXCEPTIONAL HOME with separate GARDEN ROOM/OFFICE has to offer
- HIGHLY REGARDED & SOUGHT AFTER VILLAGE LOCATION within SHORT DRIVE of NORTHERN MOTORWAY INFRASTRUCTURE
- Within WALKING DISTANCE of SUPERMARKET, SCHOOLS for all ages, OPEN COUNTRYSIDE & FARMLAND
- MUST HAVE CONTEMPORARY OPEN PLAN LIVING boasting SUPERB KITCHEN and DOWNSTAIRS CLOAKS/WC with FURTHER SPACIOUS ACCOMMODATION set over 3 FLOORS
- First floor landing with access to 4 GENEROUS BEDROOMS & LUXURIOUS HOUSE BATHROOM
- EXCEPTIONALLY SPACIOUS MASTER SUITE occupies the SECOND FLOOR with LUXURY EN SUITE SHOWER ROOM
- FORECOURT provides AMPLE OFF STREET PARKING. ATTRACTIVE ENCLOSED LOW MAINTENANCE REAR GARDEN with PATIO
- CENTRAL for major TOWNS & CITIES being IDEAL for the COMMUTER LOOKING for a SEMI RURAL VILLAGE location
- COUNCIL TAX BAND D
- EPC RATING B

Welcome to this stunning 5-bedroom semi detached house with separate garden room/office located on Doncaster Road, towards the fringes of this highly regarded and sought after village of Ackworth. This property simply oozes natural light, and sophistication which commands an internal viewing to fully appreciate the space, quality and style it offers.

As you step inside, you'll be greeted by a welcoming reception hall that provides access to the gorgeous open plan living, kitchen/dining and designated lounge area, perfect for a growing family or those in need of extra space. There is also a cloak/WC for extra convenience. The first floor landing provides access to four generous bedrooms and luxurious family bathroom, whilst the second floor is occupied by the exceptionally spacious master suite which is a real highlight, complete with a luxury en suite shower room for added convenience and comfort.

Situated within walking distance of a supermarket, schools catering to all ages, and open countryside, this home offers the perfect blend of convenience and tranquillity. Additionally, the shared forecourt provides ample off-street parking for 3 vehicles, making coming home a breeze.

The attractive enclosed low maintenance rear garden boasts a separate garden room/office which could lend itself to a multiple of purposes to suit the individual. There is a patio ideal for relaxing or entertaining guests, adding a touch of outdoor charm to this already impressive property. Furthermore, being centrally located for major towns, you'll have easy access to all the amenities and attractions the area has to offer.



**Reception Hall**

A composite front door opens to this welcoming reception hall. Having stairs to the first floor landing, central heating radiator, French doors provide access to the open plan living area and cloaks/WC.

**Cloaks/WC**

Having a UPVC double glazed window to the front aspect, central heating radiator, unit housed hand wash basin with chrome mixer tap, useful storage part mirror cabinet, tiled splashbacks, a low flush WC. and laminate floor.

**Open Plan Kitchen Area**

A contemporary kitchen including a comprehensive range of high and low level storage units with Quartz worktops incorporating a five ring gas hob and an inset stainless steel sink with chrome mixer tap over. There is a good range of quality integrated appliances including a double electric

oven, space for a fridge freezer, dishwasher, gas hob with extractor fan over. Having downlights to the ceiling, display lights and a laminate floor. There is a UPVC double glazed window to the rear aspect and French doors opening to the rear garden.

**Open Plan Dining Area**

There are UPVC double glazed French windows and doors to the rear aspect opening to the rear patio and garden. There is a central heating radiator and laminate floor.

**Open Plan Lounge Area**

Having a UPVC double glazed walk in bay window overlooking the front aspect, central heating radiator and laminate floor.

**First Floor Landing**

Having access to four generous bedrooms, luxury house bathroom and stairs to the second floor.



**Bedroom Two**  
Having a UPVC double glazed window to the front aspect and central heating radiator.

**Bedroom Three**  
Having two UPVC double glazed window to the front aspect and central heating radiator.

**Bedroom Four**  
Having a UPVC double glazed window to the rear aspect and central heating radiator.

**Bedroom Five**  
Having a UPVC double glazed window to the rear aspect and central heating radiator.

**House Bathroom**  
A luxurious bathroom having a modern suite including a "L"

shaped bath with shower and screen over. There is a unit housed hand wash basin with mixer tap and LED mirror front cabinet over, low flush WC and bidet shower. Having complimentary tiling to walls, a chrome towel radiator, extractor fan and frosted UPVC double glazed window to the rear aspect.

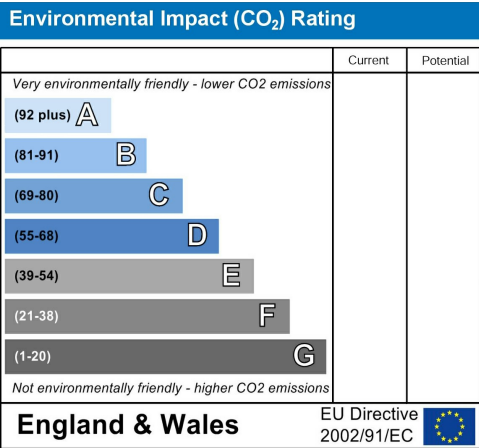
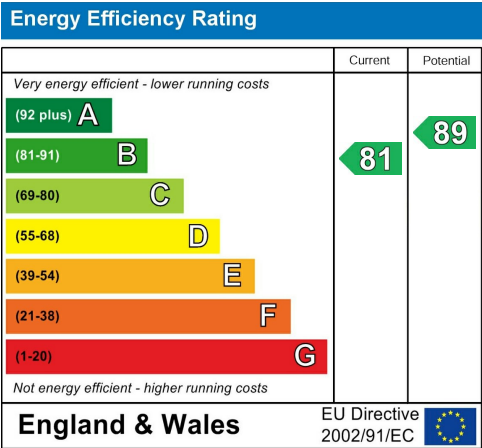
**Second Floor Master Suite**  
A particularly spacious master suite having two UPVC double glazed Dormer windows to the front aspect and a large Velux style window to the rear. There are two central heating radiators plus areas which could be used for storage and a walk in wardrobe if desired.

**En suite**  
A luxurious shower room having a modern suite including a generous shower cubicle, a unit housed hand wash basin with mixer tap and LED mirror front cabinet over, and low

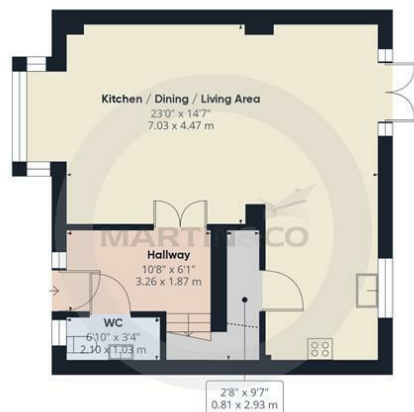
flush WC . Having complimentary tiling to walls, a central heating radiator, extractor fan and frosted UPVC double glazed Velux style window.

**Outside**  
Having a generous shared courtyard to the front of the property and three designated parking spaces provides ample off street parking. Whilst to the rear there is an attractive enclosed low maintenance garden, where the separate garden room/office is situated. There is a patio is ideal for relaxing or entertaining guests, adding a touch of outdoor charm to this already impressive property.

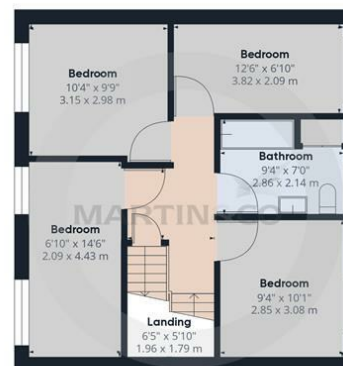
**Garden Room/Office**  
This versatile room has a UPVC double glazed window over looking the lawn and UPVC double glazed French doors opening to the patio.







Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

1496.61 ft<sup>2</sup>  
139.04 m<sup>2</sup>

**Reduced headroom**

421.3 ft<sup>2</sup>  
3.64 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.