





4 PEMBERTON GROVE

DONCASTER, DN10 6LR

£850,000

FREEHOLD

A beautifully appointed detached family home set within a highly desirable and extremely popular central Bawtry location. The property has undergone a complete renovation to the highest standard in recent years and boasts luxuriously finished living accommodation set over two floors. The property benefits from an enviable living kitchen, sumptuous sitting room and truly breath-taking principal bedroom suite. Approached through an electrically gated entrance, Number 4 Pemberton Grove offers privacy and seclusion from the outside world and immediately sets the scene for the grandeur of what is about to unfold. As you step into the property there is a true feeling of luxury and style, which blends high quality materials, well thought out design and an abundance of natural light.

FINE & COUNTRY

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The accommodation briefly comprises of a large and very welcoming entrance hall which flows to the ground floor living spaces. A stunning open plan living kitchen is the heart of this family home which is fitted with an extensive range of bespoke base and wall units, central island and a number of built in applications. The room flows seamlessly into the dining area and gives a cosy feel for entertaining on those cold winters evenings with and 'Aga' Log burner but also benefits from patio doors which lead onto the side and rear patio areas for alfresco dining all year round. A spacious dual aspect sitting room provides the ideal space to relax and unwind, also giving a beautiful vantage point to take in views over the well manicured grounds. The ground floor also offers a well proportioned and fully fitted utility room, cloakroom along with a number of built in storage areas.

To the first floor are a total of four bedrooms in all. The recent extension to the property has created a sumptuous principal bedroom suite, oozing luxury and class. The room gives a well fitted walk in dressing room, large double bedroom and beautifully finished en suite bathroom. The guest bedroom also has en suite facilities whilst the further two bedrooms are served by a lavish fitted house bathroom. Bedroom four has been fully fitted as a gorgeous walk in dressing room but could easily be converted should a buyer so wish.

Outside

Twin electrically operated wrought iron gates open to a double width block paved drive providing parking space for several cars. There are good sized lawns to the front of the property with trees and mature shrubs flanking the boundaries. To the side is a detached double garage which has been converted to create a gym/studio with heating, power and light, a workshop/store room to the front and a lean to shed at the side.

A pedestrian gate gives access to an enclosed stone paved courtyard with raised brick borders to the side of the property. There is a further rear patio area with an attractive water feature. There is external lighting around the property, power sockets and hot and cold water taps.

Location

Bawtry is a vibrant market Town steeped in history and was an important inland port up until the 1700's. Located close to the town centre, the property is within walking distance of a wide range of facilities and amenities, including a number of popular restaurants and public houses.

The town is located on the South Yorkshire and North Nottinghamshire border. To the East via the A631, there is excellent access to a wide range of popular residential villages. The A638 offers access to the Town of Doncaster to the North and the historic market town of Retford to the South. Junction 34 of the A1 is within easy reach. Doncaster and Retford both offer excellent high speed rail links in London Kings Cross station.

Directions

Approaching Bawtry from the South, continue straight

through the traffic lights and take the left turning in the centre of town onto the Tickhill Road at the side of The Crown Hotel. Pemberton Grove is the first turning on your left hand side and the property is located on the right hand side.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2153.20 sq ft

Tenure – Freehold

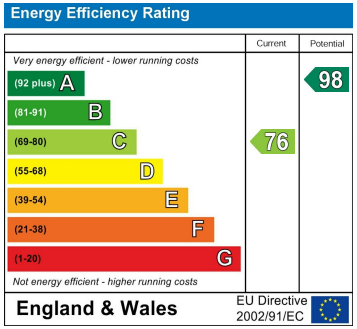






Total area: approx. 200.0 sq. metres (2153.2 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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