BURGIN ATKINSON
& C O M P A N Y



3 Beacon Walk

Gringley-On-The-Hill, Doncaster, DN10 4TD

Offers In The Region Of £475,000

4 2 2 D

FOUR DOUBLE BED DETACHED HOME LOCATED ON A QUIET CUL-DE-SAC IN GRINGLEY ON THE HILL - METICULOUSLY PRESENTED THROUGHOUT - CHARACTERISTIC FEATURES - EN-SUITE TO MAIN BEDROOM - LARGE PRIVATE REAR GARDEN - DOUBLE GARAGE - AMPLE OFF STREET PARKING







Description

We are delighted to present this exceptional four double-bedroom home, nestled in the charming rural village of Gringley-on-the-Hill. Positioned within a peaceful cul-de-sac, the property benefits from generous private gardens, a substantial driveway, and a spacious double garage. Inside, the home offers two impressive reception rooms, a contemporary breakfast kitchen, and a practical utility room.

Upon entering, you are welcomed by a porch leading into a bright entrance hall, complete with staircase to the first floor, understairs storage, and a convenient W/C. To the right, the spacious lounge features a striking fireplace, large window allowing an abundance of natural light, and double doors opening onto the garden. Returning through the hall, you'll find the dining room, ideal for entertaining. To the rear, the stunning breakfast kitchen is fitted with a central island, modern cabinetry, and ample worktop space. Adjacent to the kitchen is a utility room, providing additional storage and direct access to the rear garden.

The first-floor landing leads to a stylish family bathroom, fitted with both bath and shower facilities. The fourth double bedroom, overlooking the rear garden, is located nearby. Also to the rear is the generous master bedroom, complete with an en-suite shower room and fitted wardrobes. To the front of the property are two further double bedrooms, including one with built-in storage and both benefiting from excellent natural light.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking and leads to the double garage, which feature up and over electric roller doors. A well-maintained front garden with mature shrubs enhances the home's kerb appeal. To the rear, the beautifully presented private garden features mature palm trees, well-stocked flower beds, and a patio seating area—perfect for relaxing or entertaining.

Living Room 11'11" x 22'8" (3.65 x 6.93)

Dining Room 11'9" x 9'10" (3.59 x 3.02)

Kitchen 11'10" x 12'6" (3.61 x 3.83)

Utility Room 6'8" x 5'9" (2.04 x 1.77)

W/C 5'10" x 2'11" (1.79 x 0.89)

Bedroom One 11'10" x 11'6" (3.63 x 3.52)

En-Suite 3'10" x 8'10" (1.17 x 2.70)

Bedroom Two 12'0" x 11'0" (3.68 x 3.37)

Bedroom Three 10'6" x 8'11" (3.21 x 2.74)

Bedroom Four 8'11" x 11'5" (2.74 x 3.49)

Bathroom 8'10" x 5'10" (2.70 x 1.78)

Garage 17'11" x 18'3" (5.48 x 5.57)

General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.
Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.
Services: Mains water, electricity and drainage are connected along with a oil fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

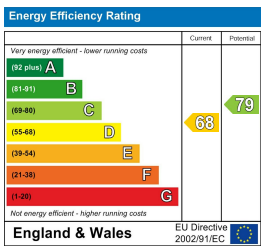
Area Map

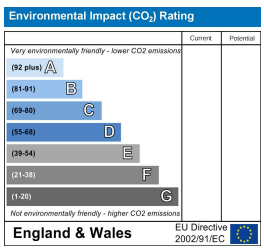


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Retford Enterprise Centre Randall Way, Retford, Nottinghamshire, DN22 7GR
Tel: 01777 712611 Email: sales@burginatkinson.co.uk