



Grecher Stockwith Road, Walkeringham – DN10 4JD

£350,000

Doncaster

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Walkeringham, Doncaster

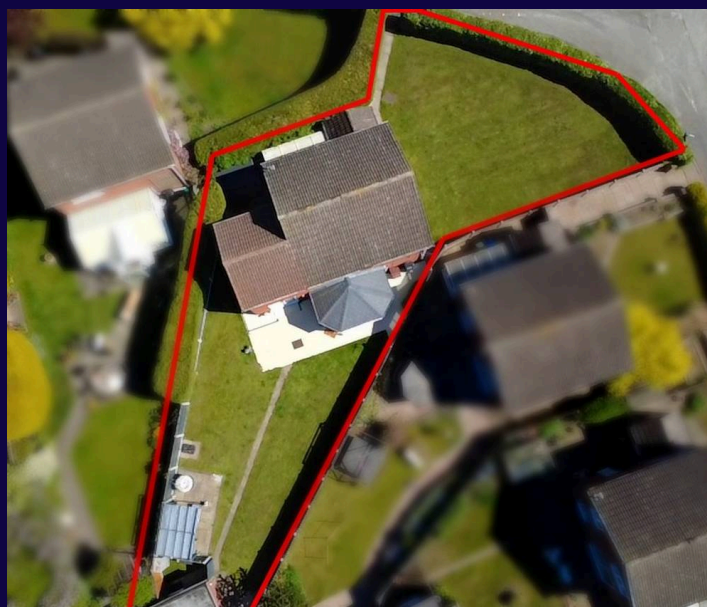
Spacious four-bed detached home in Walkeringham with large gardens, outdoor studio, open-plan living, utility, driveway, and village amenities nearby. Viewing highly recommended. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Substantial four-bedroom detached family home on a large private plot
- Expansive, private front and rear gardens with mature borders
- Deceptively spacious accommodation – far more than first meets the eye
- Versatile outdoor studio/games room – ideal for home working or leisure
- Impressive separate lounge plus open-plan living and dining space plus additional sun room
- Well-equipped kitchen with range cooker and separate utility room
- Four double bedrooms, including primary with walk-in wardrobe and en-suite potential
- Peaceful semi-rural village location within walking distance of local amenities and easy access to countryside walks
- Ample off-road parking via a generous private driveway



A Home That Must Be Seen to Be Truly Appreciated

Tucked away on a substantial private plot in the sought-after semi-rural village of Walkeringham, this deceptively spacious four-bedroom detached family home offers far more than first meets the eye. With expansive front and rear gardens, a versatile outdoor studio, and generous living accommodation throughout, this is a property that reveals its full charm only upon viewing.

Set behind an impressive private frontage, the home is approached via a large, beautifully maintained garden bordered by mature hedging, creating a true sense of privacy and retreat. Step inside to discover a welcoming entrance hall with useful storage and a convenient downstairs WC.

The bright and spacious front-facing lounge provides a warm and inviting space to relax, complete with a stylish burner-effect fireplace and additional under-stairs storage. Beyond, the home opens up into a superb open-plan dining and living area, perfect for modern family life and entertaining, also flowing seamlessly into the kitchen and sun room.

The kitchen is well-equipped with a range of wall and base units, complementary worktops, and a range cooker with electric hob and dishwasher. It also houses the regularly serviced combi boiler. Just off the kitchen, a generous utility room offers ample space for multiple appliances and provides direct access to the outside.

Upstairs, the sense of space continues with four well-proportioned double bedrooms. The primary bedroom benefits from a walk-in wardrobe, with existing plumbing in place for the easy reinstatement of an en-suite bathroom if desired. A modern family bathroom, featuring a bath with overhead shower, serves the remaining bedrooms.

Externally, the property truly excels. The rear garden is a private haven, thoughtfully landscaped with a well-maintained lawn, an undercover patio seating area ideal for year-round enjoyment, and a fantastic multi-functional studio currently used as a games room and office, perfect for those working from home or seeking additional leisure space. The rear also provides access to a generous driveway, offering off-road parking for multiple vehicles.

Located within walking distance of local amenities, including a well-regarded primary school and a friendly village pub, the home also benefits from easy access to scenic countryside walks, the nearby river, and excellent transport links to Gainsborough just a short drive away.

Offering space, flexibility, and a setting that combines privacy with convenience, this is a home that simply must be viewed to be fully appreciated.

Arrange your viewing today to discover everything this unique property has to offer.





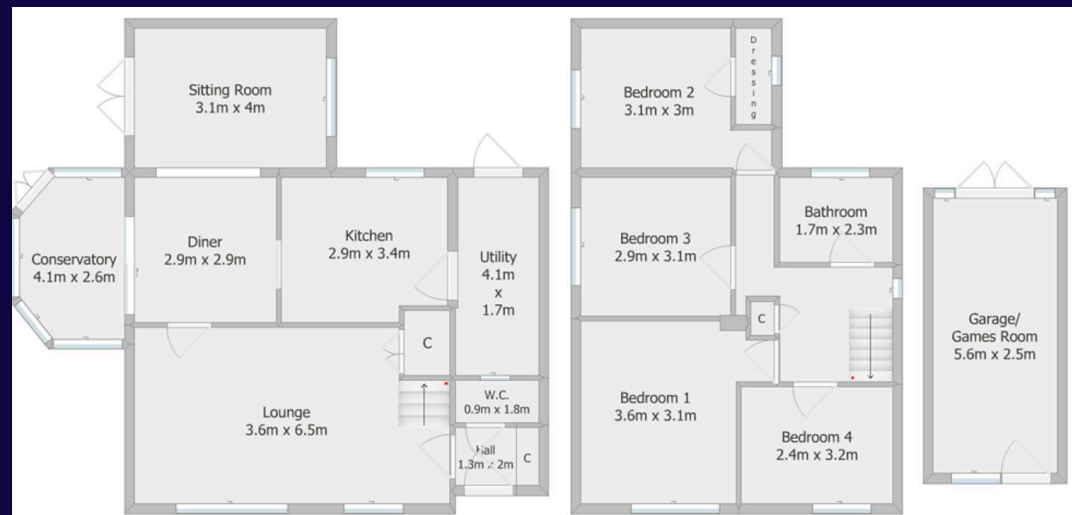












- **Ground Floor 103 sqm**
- **First Floor 55 sqm**
- **Total 158 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.



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