



**High Meadow, Bawtry Doncaster DN10 6LT**

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## **High Meadow, Bawtry Doncaster**

Beautifully Presented Family Home offering a great plot within walking distance to central Bawtry. Only by viewing can you appreciate the accommodation on offer along with the spacious private plot and external entertaining space with games room and contemporary outside seating areas.





### Entrance Hall

A light and bright entrance hall with a feature foliage green wall rising to the first floor with glass balustrade and LED lighting. Cast-iron-style central heating radiator, high-quality laminate wood flooring and access through to the open-plan kitchen/living/dining space. Doors into the cloakroom and formal lounge.

### Cloakroom

A contemporary ground floor cloakroom fitted with a modern suite with wall-hung vanity basin and low-flush WC. Ceiling coving, cast-iron-style radiator and laminate flooring. Obscure front-facing UPVC double glazed window.

### Lounge

This cosy reception room enjoys views along the street via the front-facing UPVC double glazed window. Coving to the ceiling and a cast-iron-style radiator. The marble fireplace with an open fire is the focal point of this room and complements the wood-effect laminate flooring.

### Kitchen Dining & Seating

Spacious, light and airy this impressive open plan room forms part of the extended area of the property giving an open - in arrangement via the bifold doors to the external decking. Zoned areas give a high spec kitchen featuring a wide range of wall and base units with complementary quartz work surfaces, incorporating a sink unit with mixer tap and a central island with integrated induction hob and LED lighting. Appliances include an oven, microwave, integrated coffee machine, two warming drawers, dishwasher and space for an American-style fridge freezer. Modern tiled flooring flows from the kitchen into both the dining and seating areas with under floor heating, recessed lights to the ceiling and a feature media wall. The dining and seating areas have lots of natural light from the large picture windows to the side and rear of the property in addition to the bifold doors opening onto the garden. In ceiling speakers and a feature flame-effect fire inset to the media wall.

### Utility Room

Plenty of storage to the room with a range of wall and base units and granite worksurfaces incorporating a sink with mixer tap. Space and plumbing for both a washing machine and tumble dryer. Finished with a tiled floor and underfloor heating, recessed lights to the ceiling and a side-facing entrance door.

### First Floor

Providing access to all five bedrooms and the family bathroom. Includes a loft hatch and cast-iron-style radiator.

### Bedroom One

A beautifully presented bedroom with vaulted ceiling and plenty of natural light via the rear-facing triangular arch with doors and windows inset. Panelling to one wall and two cast-iron-style radiators, access through to the wardrobe area and ensuite.

### Walk In Wardrobe

As you walk from the bedroom to the ensuite there is a range of Fitted Mirrored Wardrobes to two walls along with a side-facing obscure UPVC double glazed window, central heating radiator.

### Ensuite

Good sized ensuite with a large walk-in shower with mains fed shower, vanity basin and a low-flush WC. Complementary tiling to the walls and floor, heated Chrome towel rail and an extractor fan. Recessed lights to the ceiling and a side-facing obscure UPVC double glazed window.

### Bedroom Two

Another spacious double bedroom with a designated dressing area with hanging rail and a cast-iron-style radiator. Recessed lights to the ceiling, additional radiator and access through to the ensuite.

### Ensuite

Walk-in shower cubicle with a mains fed shower, vanity basin and a low-flush WC. Tiled walls and flooring, heated chrome towel rail and recessed lights to the ceiling. Extractor fan and a side-facing obscure UPVC double-glazed window.

### Bedroom Three

A generously third double bedroom with rear-facing UPVC double glazed window, coving to the ceiling and a cast-iron-style radiator. Recessed lights to the ceiling and a fitted mirrored wardrobes.

### Ensuite

Comprising of a walk-in shower with mains shower, vanity basin and a low-flush WC. Partially tiled walls, tiled floor and a heated chrome towel rail, recessed lights to the ceiling, shaver point, extractor fan and a side-facing obscure UPVC double glazed window.

### Bedroom Four

Fourth double bedroom with a front-facing UPVC double glazed window, cast-iron-style radiator, and mirrored fitted wardrobes to one wall.

### Bedroom Five

Double bedroom with a front-facing UPVC double glazed window, cast-iron-style radiator and recessed lights to the ceiling.

### Bathroom

Contemporary bathroom suite comprising of a freestanding bath, walk-in shower with a mains fed rain head shower, vanity basin and a low-flush WC. Partially tiled walls, tiled floor and a heated chrome towel rail. Recessed lights to the ceiling, extractor fan and a rear-facing obscure UPVC double glazed window.

### External

Extremely good sized plot which is not apparent from a kerb side viewing with plenty of parking to the front of the property with its low-maintenance drive. Contemporary external lighting highlights the features of the facade, electric vehicle point and gated access to the side. At the rear is a substantial landscaped garden, majority lawned and enclosed by trees and fencing giving a large degree of privacy. Impressive composite decked seating area with bespoke glass balustrade which lends itself to a convenient alfresco dining and entertaining space.

### Entertainment Room

What an amazing addition tucked away in the corner of the plot, ideal for working from home or as the current vendor uses as a games and entertainment room, complete with air conditioning for year-round use. On entering this area there is a stylish Pagoda with a tiled seating area, adding to the all round used under cover for winter barbeques and outdoor living. At the rear of the entertainment room is a useful storage shed, keeping everything tucked away.

### Garage

With an electric roller door, power and lighting, currently partitioned, but easy to change if needed and additional car space is required.

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## **High Meadow, Bawtry Doncaster**

- A Must See To Appreciate The Plot & Space
- Fantastic Family Home with Good Sized Bedrooms
- Central Bawtry Walking Distance
- Spacious, Light & Airy Accommodation
- Three Ensuities + Family Bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£790,000**



Please note the marker reflects the  
postcode not the actual property

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