



**Brookfield Mews, Arksey Doncaster**



**welcome to**

**Brookfield Mews, Arksey Doncaster**

A spacious five bedroom double-width dormer bungalow, perfectly positioned in a peaceful cul-de-sac with stunning countryside views. No onward chain makes for a straightforward move with scope to extend (subject to planning permission).



### Entrance Porch

With a front facing upvc exterior door with double glazed side panels, stone feature walls and flooring and a further door giving access into the entrance hall.

### Entrance Hall

A spacious and inviting hallway with a front facing door with double glazed stained glass side panels. The entrance hall has doors leading to all main living areas. There is a convenient storage cupboard, two central heating radiators, coving to the ceiling, fitted mirror fronted storage and stairs rising to the impressive first-floor games room.

### Lounge

17' 9" x 23' 9" ( 5.41m x 7.24m )

A bright and generous living space featuring two front-facing double glazed windows, a charming fireplace with surround and sliding doors opening into the conservatory - perfect for family gatherings or entertaining guests.

### Conservatory

14' 8" x 15' 3" ( 4.47m x 4.65m )

Flooded with natural light, this versatile room provides beautiful views of the rear garden, with doors offering seamless indoor-outdoor living.

### Dining Room

11' 8" x 11' 8" ( 3.56m x 3.56m )

An elegant space for formal dining, complete with a feature glazed panel, picture rail, a central heating radiator, rear garden views, wall light points and a cosy atmosphere for hosting.

### Dining Kitchen

21' 1" x 11' 6" ( 6.43m x 3.51m )

Fitted with a range of wall and base units with coordinating work surfaces housing the composite 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a five ring gas hob, a double integrated electric oven and grill, a built-in fridge-freezer and an integrated microwave and dishwasher. There is splashback tiling, a breakfast bar for casual dining, spotlights to the ceiling, tiled flooring, rear and side facing double glazed windows and a door which leads directly to the rear garden,

### Utility Room

5' 1" x 6' 4" ( 1.55m x 1.93m )

fitted with base units with work surfaces housing the sink with mixer tap. There is tiling to the walls and floor plus direct access to the W/C.

### W.C.

Fitted with a low flush WC, tiling to the walls and floor and an extractor fan.

### Bedroom One

14' 2" x 12' 1" ( 4.32m x 3.68m )

A spacious double bedroom with a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted mirror fronted wardrobes. A door gives access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a rear facing obscure double glazed window, tiling to the walls and coving to the ceiling.

### Bedroom Two

9' 8" x 12' ( 2.95m x 3.66m )

With a front facing double glazed window, a central heating radiator, laminate flooring, coving to the ceiling and fitted mirror fronted wardrobes.

### Bedroom Three

10' 5" x 11' 9" ( 3.17m x 3.58m )

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Four

10' 6" x 11' 8" ( 3.20m x 3.56m )

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### Bathroom

A modern bathroom suite which is fitted with a low flush WC, a wash hand basin with mixer tap, a shower cubicle with shower and bath with mixer taps. There is tiling to the walls and floor, spotlights to the ceiling, coving to the ceiling, feature lighting, a heated towel rail and a front facing obscure double glazed window,

### First Floor

#### Games Room

22' 5" x 11' 9" ( 6.83m x 3.58m )

An impressive, flexible space perfect as a games room, home office, or additional bedroom. Features a skylight window, loft access hatch, a central heating radiator and door leading to the workshop.

### Workshop

11' 7" x 11' 7" ( 3.53m x 3.53m )

A versatile room with natural light, ideal for hobbies, crafts, or a home studio with a rear facing double glazed window.

### Integral Garage

With two up-and-over doors, useful storage and access to a separate store room.

### Outside

The expansive block-paved driveway provides ample parking for several vehicles. Surrounding the home, beautifully maintained gardens feature vibrant flowers, established shrubs and orchard trees. At the rear, enjoy the tranquility of an adjoining field, offering a peaceful and private rural backdrop.



**view this property online** [williamhbrown.co.uk/Property/DCR125168](http://williamhbrown.co.uk/Property/DCR125168)



welcome to

## Brookfield Mews, Arksey Doncaster

- SPACIOUS LIVING ACCOMMODATION WITH VERSATILE GAMES ROOM
- SCOPE TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- KITCHEN DINER WITH UTILITY ROOM
- PRIMARY BEDROOM WITH EN-SUITE
- AMPLE DRIVEWAY WITH INTEGRAL GARAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in the region of  
**£450,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR125168](https://williamhbrown.co.uk/Property/DCR125168)



Property Ref:  
DCR125168 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**