



**The Cottage Village Street, Adwick-le-Street DONCASTER**

**welcome to**

**The Cottage Village Street, Adwick-le-Street DONCASTER**

This spacious four bedroom detached period home benefits from a gated driveway, a large private rear garden and is offered to the market with no onward chain! The property is conveniently situated within closes reach to a range of shops, schools and local amenities. Ideal for a growing family!



### **Entrance Hall**

With a front facing external door and central heating radiator. There is access to the cloak room.

### **Cloak Room**

Housing the property's consumer unit and offers ample storage space.

### **Lounge**

With a gas fireplace to the focal point of the room, a side facing double glazed window and rear facing sliding doors.

### **Dining Room**

Open plan from the lounge with front and side facing double glazed windows, a central heating radiator and an electric fireplace.

### **Kitchen**

Fitted with a range of high gloss wall and base units with coordinating worktops housing the stainless steel sink and drainer with mixer tap. The room benefits from a host of integrated appliances including a Neff double oven and grill with extractor above, an integrated Neff microwave, an integrated coffee machine a dishwasher and a fridge. There is a front facing double glazed window, tiling to the floor, a central heating radiator and a breakfast bar. A door gives access to the conservatory.

### **Conservatory**

With rear facing double glazed french doors to the garden and access to the utility room.

### **Utility Room**

Hosing the property's combi boiler, there is plumbing for a washing machine and a side facing window.

### **First Floor Landing**

#### **Bedroom One**

With fitted wardrobes providing a range of hanging and storage space, there is rear and side facing double glazed windows, a central heating radiator and access to the en-suite.

### **En-Suite**

Fitted with a W.C, a wash hand basin and a central heating radiator.

### **Bedroom Two**

With a central heating radiator, fitted wardrobes and front and side facing double glazed windows providing and abundance of natural light.

### **Bedroom Three**

With a side facing double glazed window and a central heating radiator.

### **Bedroom Four**

With a central heating radiator and a side facing dormer window.

### **Bathroom**

Fitted with a walk in shower, a W.C, a bidet and a large free standing bath tub. There is a wash hand basin, a heated towel rail, underfloor heating and a rear facing dormer window. The room provides access to the loft via a hatch.

### **Integral Garage**

With an up and over door.

### **Outside**

To the front the property is enclosed via gates which give access to a spacious driveway and lawned area. To the rear the property benefits from a range of mature shrubs and plants which provide a private and screened garden, there is a pond, a generous lawn, a range of outbuilding storage including the cattery and a generous patio area.



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welcome to

## The Cottage Village Street, Adwick-le-Street DONCASTER

- GUIDE PRICE £385,000-£400,000
- FOUR BEDROOM DETACHED PERIOD HOME
- SPACIOUS LIVING THROUGHOUT
- LARGE MATURE PRIVATE REAR GARDEN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

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

guide price

**£385,000-£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126170 - 0002

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