



**Ryland Back Lane, Blaxton DONCASTER**

**welcome to**

## **Ryland Back Lane,Blaxton DONCASTER**

This four bedroom detached family home provides ample off road parking and is positioned in an exclusive location with three reception rooms, a breakfast kitchen, utility and ground floor shower room. There is an exceptional entrance hall and landing, first floor bathroom and enclosed rear garden.



## **Entrance Hall**

With wooden double glazed doors with glass panelling, stairs which rise to the first floor landing, useful understairs storage, coving to the ceiling and a central heating radiator.

## **Lounge**

20' 3" x 14' ( 6.17m x 4.27m )

A dual aspect lounge with a side facing double glazed window, rear facing double glazed windows and rear facing French doors leading out to the rear garden. There is a feature fireplace housing the flame effect fire which sits upon a tiled hearth, TV point, telephone point, decorative wall lights, two central heating radiators and coving to the ceiling.

## **Dining Room**

11' 11" x 10' 1" ( 3.63m x 3.07m )

A dual aspect room with front and side facing double glazed windows, a central heating radiator, coving to the ceiling and a dado rail.

## **Breakfast Kitchen**

15' 6" x 9' 8" ( 4.72m x 2.95m )

Fitted with an extensive range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has space for a Range style cooker with extractor fan above and an integrated fridge. There are side and rear facing double glazed windows, spotlights to the ceiling and access to the utility room.

## **Utility Room**

9' 8" x 9' 6" ( 2.95m x 2.90m )

Fitted with base units with splashback tiling. There is space for a fridge-freezer, plumbing for a washing machine and dryer, thermostat, a central heating radiator, wall mounted boiler, spotlights to the ceiling and access to the ground floor shower room.

## **Ground Floor Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls, downlights to the ceiling, an extractor fan, a central heating radiator and a side facing obscure

double glazed window.

## **Family Room**

19' 3" x 9' 10" ( 5.87m x 3.00m )

Benefiting from underfloor heating, a front facing double glazed window and rear facing French doors which lead out to the rear garden. There is a TV and telephone point.

## **First Floor Landing**

There is a cupboard housing the hot water tank, loft hatch, a central heating radiator, spotlight to the ceiling and two skylight windows providing an abundance of natural light.

## **Bedroom One**

14' 7" max x 12' 11" ( 4.45m max x 3.94m )

With a front facing double glazed window, a TV point, ceiling fan, a central heating radiator, spotlights to the ceiling and fitted wardrobes providing a range of hanging and storage space.

## **Bedroom Two**

12' 7" x 11' 10" ( 3.84m x 3.61m )

With a front facing double glazed window, a ceiling fan, spotlights to the ceiling, a central heating radiator and built-in wardrobes.

## **Bedroom Three**

14' x 7' 5" ( 4.27m x 2.26m )

With a rear facing double glazed window, a TV point, telephone point, a central heating radiator and recess which open into an open plan wardrobe.

## **Bedroom Four**

14' x 7' 5" ( 4.27m x 2.26m )

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

## **Bathroom**

Fitted with a four piece suite comprising of a low flush WC, a wash hand basin and a panelled bath with shower unit. There is a heated towel rail, extractor fan, downlights to the ceiling, a central heating radiator and a side facing double glazed

window.

## **Outside**

To the front of the property there is a block paved driveway which extends to the side and rear providing off road parking for numerous vehicles to the front. There is security lighting, an outside tap and gated access to the side which leads to the rear garden where there is a decked, raised patio and garden shed.



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## Ryland Back Lane, Blaxton DONCASTER

- SUPERB ENTRANCE HALL AND LANDING
- DUAL ASPECT FAMILY ROOM
- REAR ASPECT LOUNGE AND FRONT ASPECT DINING ROOM
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- BREAKFAST KITCHEN AND UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£259,950**



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