



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.



view this property online williamhbrown.co.uk/Property/DCR122570



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122570



Property Ref:
DCR122570 - 0007

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



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



williamhbrown.co.uk