





Ellershaw Road,Conisbrough Doncaster DN12 2ET

william h brown

welcome to

Ellershaw Road, Conisbrough Doncaster

A PROPERTY TO BE BOWLED OVER BY! A landmark residence on one of Conisbrough's most exclusive roads, this exceptional 4 bedroom executive home boasts over 1,600 sq.ft of luxurious living space, stunning gardens, open views and a truly enviable setting. An internal viewing essential!













Agents Aml Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
A welcoming entrance hall, accessed via double doors to the front elevation, creating an impressive first impression. Featuring a central heating radiator and staircase rising to the first-floor accommodation, with access provided to the principal ground-floor rooms.

Lounge
A spacious and comfortable living area that flows seamlessly into the conservatory, creating an excellent space for both relaxing and entertaining. Benefiting from two side-facing double glazed windows that provide natural light, the room also features a central heating radiator, enhancing its warm and welcoming atmosphere.

Conservatory
A versatile and light-filled additional reception space, ideal for relaxing or entertaining throughout the year. Enjoying surrounding double glazed windows that create a bright and airy feel, the room also benefits from patio doors opening directly onto the rear garden and a central heating radiator for added comfort.

Dining Room
A cosy and inviting dining room, perfect for family meals and entertaining guests. Enjoying a front-facing double glazed bay window that allows for plenty of natural light, the room also benefits from a central heating radiator and an attractive feature fireplace, creating a warm and welcoming atmosphere.

Reception Room Three
A versatile additional reception room featuring a front-facing double glazed bay window that fills the space with natural light. Complete with a central heating radiator, this well-proportioned room offers flexibility for use as a sitting room, home office, playroom or snug to suit a variety of lifestyles.

Kitchen
A beautifully presented modern-style kitchen, thoughtfully designed with a contemporary range of wall and base units complemented by a sink and drainer, integrated electric hob, oven and cooker hood. Flooded with natural light from a rear facing double glazed window, skylight and patio doors opening onto the patio, this impressive space also benefits from contemporary spotlights and a useful understairs storage cupboard, making it as practical as it is stylish.

Utility Room
A practical addition to the home, offering further wall and base units with a sink and drainer, complementing the kitchen and providing excellent extra storage and workspace. Benefiting from space and plumbing for a washing machine and tumble dryer, the room also features a side-facing double glazed window and a central heating radiator.

Landing
A bright and airy T-shaped landing providing access to all first-floor accommodation. This spacious central area also offers access to the loft, enhancing the practicality and flow of the home.

Bedroom One
A generous principal bedroom featuring an attractive front-facing double glazed bay window that enhances the sense of space and natural light. Complete with a central heating radiator, this comfortable room provides a peaceful retreat and ample space for a range of bedroom furnishings.

En Suite
A well appointed tiled en suite comprising a walk in shower, hand wash basin with vanity storage and a WC. Benefiting from a rear-facing double glazed window providing natural light and ventilation, the room also features an extractor fan and a central heating radiator for added comfort.

Bedroom Two
A spacious and well-presented double bedroom, enjoying an attractive front-facing double glazed bay window that allows plenty of natural light to flood the room. Complete with a central heating radiator, this comfortable bedroom offers ample space for a range of furnishings and is ideal for family living.

Bedroom Three
A generous sized bedroom enjoying a rear-facing double glazed window that provides pleasant natural light. Complete with a central heating radiator, this versatile room offers comfortable accommodation and ample space for a range of bedroom furnishings.

Bedroom Four
A well proportioned bedroom featuring a front facing double glazed window that allows plenty of natural light to enter the room. Benefiting from a central heating radiator, this versatile space is well suited as a bedroom, nursery or home office to meet a variety of needs.

Bathroom
A stylish and contemporary bathroom fitted with a bath featuring a waterfall and handheld shower over, a hand wash basin with vanity storage and a WC. Enhanced by side and rear-facing double glazed windows that provide plenty of natural light, the room also benefits from a heated towel rail and spotlights, creating a bright and modern finish.

Exterior
This impressive home is welcomed by a gated driveway providing ample off road parking, alongside a well maintained lawned garden to the front and gated access leading to the rear.

The enclosed rear garden boasts a generous lawn, complemented by a covered patio and decked seating area, both perfectly positioned to enjoy the

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- Exceptional detached executive residence extending to approximately 1,626 sq.ft.
- 4 well proportioned bedrooms including principal suite with en-suite shower room
- Spacious breakfast kitchen complemented by a separate utility room
- 3 versatile reception rooms, perfect for modern family living & entertaining
- Magnificent rear garden enjoying stunning uninterrupted views across the adjoining cricket field & green space

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









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MXB120761 - 0002

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