IDEAL
Estates & Property Management Ltd.
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# 29 Kiplin Drive, Norton

## , Doncaster, DN6 9GD

A beautifully presented four bedroom detached family home, situated within a highly desirable residential area and offering spacious, stylish and versatile accommodation throughout. With an impressive open-plan kitchen and breakfast area, three reception spaces, four double bedrooms, two bathrooms, integral garage and a generous rear garden, this superb property is ideal for modern family living.

Upon entering, the property immediately provides a welcoming and modern feel, with well-proportioned accommodation designed with family life in mind. The spacious living room offers a comfortable and inviting space, while the additional reception areas provide excellent flexibility for a family room, dining area, playroom or home office.

The standout feature of the home is undoubtedly the stunning open-plan kitchen and breakfast area, beautifully fitted with contemporary units, extensive work surfaces and a large central island with breakfast seating. The generous layout creates a fantastic social space for entertaining and everyday family life, with the kitchen flowing naturally through to the impressive conservatory at the rear.

The conservatory provides a further versatile reception space and enjoys views over the rear garden, creating a bright and relaxing room that can be enjoyed throughout the year.

A useful utility area sits just off the kitchen and provides practical additional storage and workspace, together with convenient internal access to the integral garage.

To the first floor are four generously sized double bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a beautifully presented family bathroom.

Externally, the property continues to impress. To the front is a large block-paved driveway providing excellent off-road parking, together with an integral garage fitted with an electric garage door.

## Offers in the region of £395,000

# 29 Kiplin Drive, Norton

, Doncaster, DN6 9GD

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- Stunning four bedroom detached family home
- Beautifully presented throughout
- Impressive open-plan modern kitchen with breakfast island
- Three spacious reception rooms, including a fantastic conservatory
- Four generous double bedrooms
- Master bedroom with stylish en-suite
- Useful utility area with direct access to the integral garage
- Generous driveway providing excellent off-road parking & electric garage door
- Large enclosed rear garden with patio and lawn — ideal for families and entertaining
- Council tax band: E | EPC rating: C

## Hallway
7'5" x 6'3" (2.27 x 1.93)

## W/C
3'8" x 5'4" (1.13 x 1.63)

## Lounge
12'9" x 18'0" (3.91 x 5.50)

## Kitchen
8'5" x 14'9" (2.57 x 4.52)

## Dining Room
10'2" x 10'9" (3.10 x 3.28)

## Conservatory
10'4" x 13'4" (3.15 x 4.08)

## Utility
8'9" x 4'11" (2.67 x 1.52)

## Garage
9'1" x 16'7" (2.78 x 5.06)

## Landing
7'2" x 9'8" (2.19 x 2.97)

## Master Bedroom
12'7" x 13'2" (3.86 x 4.02)

## En-suite to master
6'3" x 6'0" (1.91 x 1.84)

## Bedroom 2
11'9" x 9'6" (3.60 x 2.92)

## Bedroom 3
9'3" x 11'2" (2.83 x 3.41)

## Bedroom 4
8'11" x 11'0" (2.73 x 3.36)

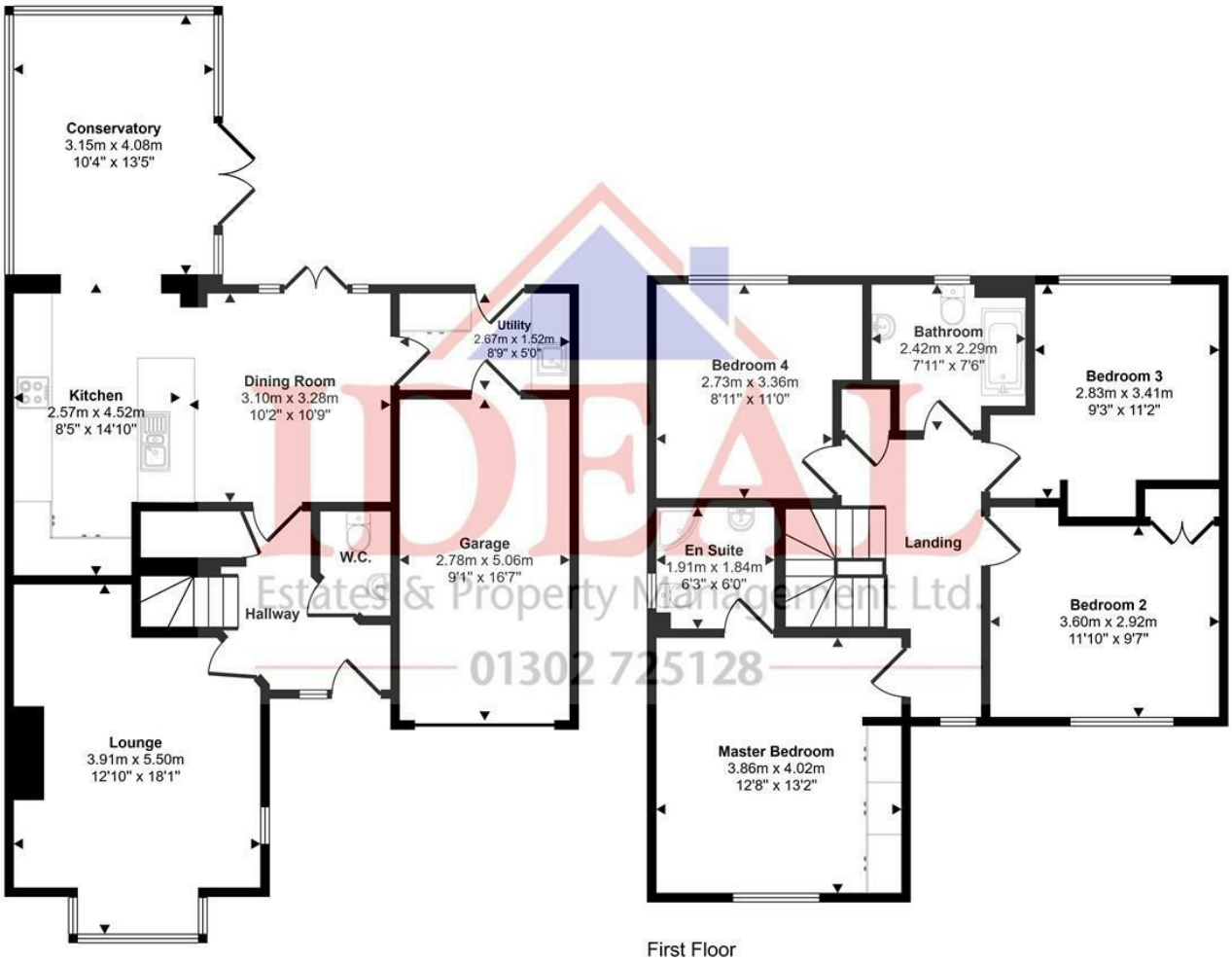
## Bathroom
7'11" x 7'6" (2.42 x 2.29)

## Directions

Norton is a village and civil parish in the City of Doncaster, South Yorkshire, England, on the borders with North and West Yorkshire. The civil parish also includes the villages of Campsall and Sutton.

# Floor Plan

Approx Gross Internal Area
154 sq m / 1657 sq ft

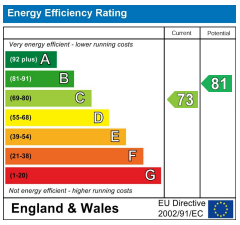


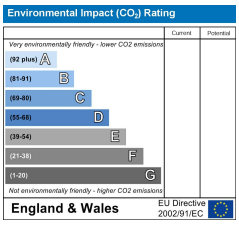

Ground Floor
Approx 83 sq m / 897 sq ft

First Floor
Approx 71 sq m / 760 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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