





FIELDSIDE BRAITHWAITE LANE

DONCASTER, DN7 5SU

£500,000

FREEHOLD

An exceptional and beautifully presented, spacious family home, offering an abundance of versatile accommodation arranged over two floors, together with an impressive range of additional outbuildings and breathtaking far-reaching countryside views. The property boasts a superb living room with a feature brick fireplace and multi-fuel log-burning stove, a stylish fitted kitchen opening into a delightful dining room, and four well-proportioned bedrooms, three of which benefit from their own en-suite facilities, including a generous ground-floor bedroom. Further benefits include a modern family-friendly layout, extensive driveway with electric entrance gates, a workshop, fully fitted hobby room and additional utility outbuilding. Externally, the property enjoys beautifully maintained gardens with extensive seating areas, mature planting and stunning open countryside views. This truly is a fantastic home offering space, quality and versatility in abundance and must be viewed to fully appreciate the exceptional standard, accommodation and overall size this property has to offer.

FINE & COUNTRY

FIELDSIDE BRAITHWAITE

• Beautifully presented and exceptionally spacious family home. • Four generous bedrooms, three with private en-suite facilities. • Stunning living room with feature fireplace and multi-fuel log burner. • Stylish fitted kitchen opening into a superb dining room. • Ground-floor double bedroom with en-suite facilities. • Extensive driveway providing parking for multiple vehicles and electric entrance gates. • Excellent range of outbuildings, including workshop, hobby room and utility. • Beautifully maintained gardens with extensive paved seating areas. • Breathtaking far-reaching countryside views. • Must be viewed to fully appreciate the exceptional accommodation, quality and versatility on offer.





LOCATION

Situated in the attractive and semi-rural hamlet of Braithwaite, on Braithwaite Lane, Fieldside enjoys a delightful countryside setting, offering a wonderful balance of peaceful rural living and convenient access to nearby towns and everyday amenities. Braithwaite is a small hamlet with warm and friendly people, with great community spirit. It is on the Pennine Trial, has several horse livery stables facilities close by, plenty of canals and riverside walks where boats can be hired at Thorne Marina.

Braithwaite is ideally positioned within easy reach of Hatfield, Barnby Dun and Doncaster, where a comprehensive range of shops, supermarkets, restaurants, cafés, schools and leisure facilities can be found. The surrounding area is particularly appealing to those who enjoy outdoor pursuits, with attractive open countryside, scenic walking routes and rural surroundings close at hand.

The nearby town of Hatfield provides convenient access to a range of local amenities, whilst Doncaster town centre offers a wider selection of retail, leisure and recreational facilities. For commuters, the property is well placed for access to the M18, M180, A1, M1 and M62 motorway networks, together with Hatfield & Stainforth railway station, providing convenient rail connections.

Overall, Braithwaite offers an appealing semi-rural lifestyle, combining attractive countryside surroundings with accessibility to neighbouring towns, amenities and transport links, making it an excellent setting for those seeking a more peaceful way of life without feeling isolated.

ENTRANCE PORCH

A welcoming and generously proportioned entrance porch, featuring front-facing UPVC double-glazed French doors which open into this impressive reception space. Further UPVC double-glazed windows allow an abundance of natural light to flow throughout, whilst double doors provide access into the main entrance hallway. An additional door leads through to the utility area.

ENTRANCE HALLWAY

A spacious and beautifully presented entrance hallway, creating an immediate impression of style and elegance. The hallway provides access to the downstairs cloakroom, impressive living room, kitchen and two ground-floor bedrooms, offering excellent versatility and practicality for modern family living. The entrance hallway features two central heating radiators, a UPVC double-glazed window, wall lighting and the staircase leading to the first-floor landing.

UTILITY

A useful and well-appointed utility room, fitted with a range of stylish wall and base units providing excellent storage and preparation space. Further features include a Belfast sink with mixer tap, and an oil fuelled boiler, installed approximately 3 years ago.

LIVING ROOM

A particularly impressive and generously proportioned reception room, offering an abundance of space for both relaxing and entertaining. The room enjoys delightful rear-facing UPVC double-glazed double French doors which open directly onto the beautifully landscaped garden, perfectly framing the far-reaching and uninterrupted countryside views beyond.

The room is further enhanced by attractive wall lighting, central heating radiators and a stunning feature brick fireplace, complemented by a substantial solid oak mantle and a multi-fuel log-burning stove. This creates a wonderful focal point, combining traditional charm with a luxurious and inviting atmosphere.

KITCHEN

A beautifully appointed kitchen, thoughtfully designed with an extensive range of quality fitted wall and base units, complemented by attractive solid wood work surfaces incorporating a sink unit with mixer tap. The kitchen is exceptionally well equipped, featuring a double fan-assisted electric oven, induction hob and a range of integrated appliances, including a fridge and dishwasher.

Further features include partly tiled walls, stylish tiled flooring, a side-facing UPVC double-glazed window and contemporary ceiling downlighting. An opening leads directly into the delightful dining room, creating a wonderful arrangement for both everyday family living and entertaining.

DINING ROOM

A particularly attractive and light-filled dining room, offering an ideal setting for formal dining and entertaining family and friends. The room benefits from UPVC double-glazed windows and side-facing UPVC double-glazed double French doors which open directly onto the beautiful rear garden, allowing the outside surroundings to become an extension of the living space. Further features include elegant ceiling coving and attractive tiled flooring.

BEDROOM THREE-GROUND FLOOR

An impressive and beautifully presented double bedroom, offering generous proportions and an excellent range of bespoke fitted furniture. The room benefits from extensive fitted wardrobes with matching overhead cupboards, drawers and a dedicated dressing table, providing exceptional storage and practicality. The wardrobes also incorporate the batteries for the property's solar panel system.

Further features include a UPVC double-glazed window, central heating radiator, ceiling fan and a door leading into the private en-suite shower room.

EN-SUITE SHOWER ROOM

A contemporary and stylishly appointed shower room, fitted with a modern white suite comprising a generous corner walk-in shower enclosure with mains-operated waterfall shower, vanity hand wash basin and low-flush WC. The room is finished with fully tiled walls and benefits from an electric extractor fan, central heating radiator and UPVC double-glazed window.

CLOAKROOM

A modern and conveniently positioned cloakroom, fitted with a contemporary suite

comprising a high-level flush WC and vanity hand wash basin. Further features include fully tiled walls, central heating radiator and UPVC double-glazed window.

BEDROOM FOUR/HOME OFFICE

Currently utilised as a home office, this versatile fourth bedroom offers excellent flexibility to suit a variety of requirements. The room features, a fitted wardrobe with useful shelving, UPVC double-glazed window, attractive ceiling coving and central heating radiator.

FIRST FLOOR LANDING

A staircase rises from the entrance hallway to the first-floor landing, providing access to two beautifully proportioned double bedrooms, both benefiting from their own private en-suite facilities.

PRINCIPLE BEDROOM

A stunning and generously proportioned principal bedroom, beautifully presented and offering a wonderful sense of space and comfort with views over open countryside. The room benefits from a UPVC double-glazed window and additional Velux roof window, allowing plenty of natural light to flood the space. There is ample room for freestanding bedroom furniture, together with two central heating radiators, ceiling fan and a door leading into the luxurious en-suite bathroom.

PRINCIPLE EN-SUITE BATHROOM

A superbly appointed four-piece bathroom suite, comprising a panelled bath with shower mixer tap, contemporary vanity hand wash basin, low-flush WC and a separate corner walk-in shower enclosure with mains-operated shower. The room is finished with fully tiled walls and benefits from stylish ceiling downlighting, central heating radiator and UPVC double-glazed window.

BEDROOM TWO

An attractive and generously sized double bedroom, enjoying a pleasant outlook through its UPVC double-glazed window, complemented by an additional Velux roof window which allows natural light to flow throughout. The room further benefits from an extensive range of fitted wardrobes to one wall, two central heating radiators, a ceiling fan and a door leading into the private en-suite shower room.

EN-SUITE SHOWER ROOM BEDROOM TWO

A well-appointed three-piece white suite comprising a corner walk-in shower enclosure, pedestal hand wash basin and low-flush WC. Further features include fully tiled walls, useful eaves storage, contemporary ceiling downlighting, central heating radiator and UPVC double-glazed window.

OUTSIDE AND DRIVEWAY

The property occupies an impressive position, approached via an extensive block paved driveway providing ample off-road parking for multiple vehicles. The driveway is further enhanced by electric timber entrance gates, offering an excellent degree of privacy and security.

A particularly attractive feature of the property is the collection of versatile outbuildings, comprising a workshop, hobby room and separate utility/outbuilding, offering an exceptional range of additional space with considerable potential to suit a variety of lifestyle and working requirements.

UTILITY/OUTBUILDING

A useful and generously proportioned additional utility area, fitted with plumbing for an automatic washing machine and providing ample space for further freestanding appliances. The room also benefits from a fitted alarm system, an electric shower, ideal for dog grooming and washing pets after countryside walks. The solar panel inverter is also conveniently housed within this outbuilding, making this an extremely practical and versatile additional space.

HOBBY ROOM

An excellent and particularly versatile additional space, currently fitted with an extensive range of wall and base units providing plentiful storage. The room also benefits from a fitted alarm system and WiFi. This impressive space offers tremendous flexibility and could readily be utilised as a home office, hobby room, games room, private bar, home gym or even a fantastic man cave, depending on individual requirements.

WORKSHOP

The workshop is a particularly impressive addition and must be viewed to fully appreciate the space and facilities on offer. Providing extensive work surfaces, generous storage and excellent scope for a variety of uses, this is an ideal space for those with hobbies, practical interests or requiring additional workspace. Alternatively, subject to the necessary consents and alterations, there may be potential to convert this space into a double garage. The room also benefits from a fitted alarm system and WiFi.

There is also useful gated access leading through to the rear garden.

REAR GARDEN

The beautifully maintained rear garden is undoubtedly one of the property's most appealing features, enjoying a wonderful degree of space, privacy and breathtaking far-reaching countryside views stretching as far as the eye can see.

Predominantly laid to an extensive lawn, the garden is complemented by well-stocked shrub and mature tree borders, creating an attractive and established setting. An extensive paved seating and entertaining area provides the perfect space for outdoor dining, relaxing and enjoying the surrounding countryside.

Further features include a garden summer house, attractive feature pond, outside lighting, external water taps and power supply, all combining to create a delightful outdoor environment which can be enjoyed throughout the seasons.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 3163.40 sq ft

Tenure – Freehold



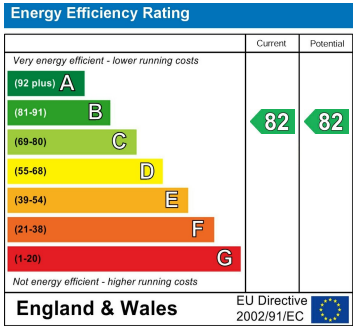












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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