



**High Street, Doncaster, DN6 9EU**  
Offers In Excess Of £525,000 Freehold



## High Street, Norton

5 Bedrooms, 3 Bathroom

Offers In Excess Of £525,000

- Detached House
- Five Bedroom
- Three Bathroom
- Three Reception Rooms
- Beautifully presented Gardens
- Driveway and Garage
- Fantastic Family Home

This exceptional and beautifully presented family home offers spacious and versatile accommodation throughout, thoughtfully designed for modern living and entertaining. On the ground floor, the property features a welcoming entrance hall with built-in storage, a bright and spacious living room with a large window and media wall and a generous dining room overlooking the front garden. A flexible second reception room, currently used as a

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playroom, benefits from bi-folding doors opening onto the rear garden.

The heart of the home is the stylish kitchen, fitted with high-gloss white units, white worktops, and a range of integrated appliances including a double oven, electric hob, coffee machine and dishwasher, with space for an American-style fridge freezer. A central island with breakfast bar and wine bar adds a sociable touch and bi-folding doors lead out to the patio. A utility room, ground floor WC, and excellent storage complete the downstairs space.

Upstairs, there are five well-proportioned bedrooms. The master bedroom includes fitted wardrobes and a private en-suite, while the second double bedroom also benefits from its own en-suite and garden views. The third and fourth bedrooms are both doubles with built-in storage and pleasant outlooks and the fifth bedroom is currently used as a home office. A modern family bathroom completes the first floor.

Externally, the property enjoys excellent outdoor space. The front includes a large driveway, garage and a sectioned garden with a play area, all bordered by

mature hedging for privacy. There is additional side garden space, while the rear garden offers a generous patio area ideal for entertaining, along with a lawn surrounded by mature hedges providing a private and peaceful setting.

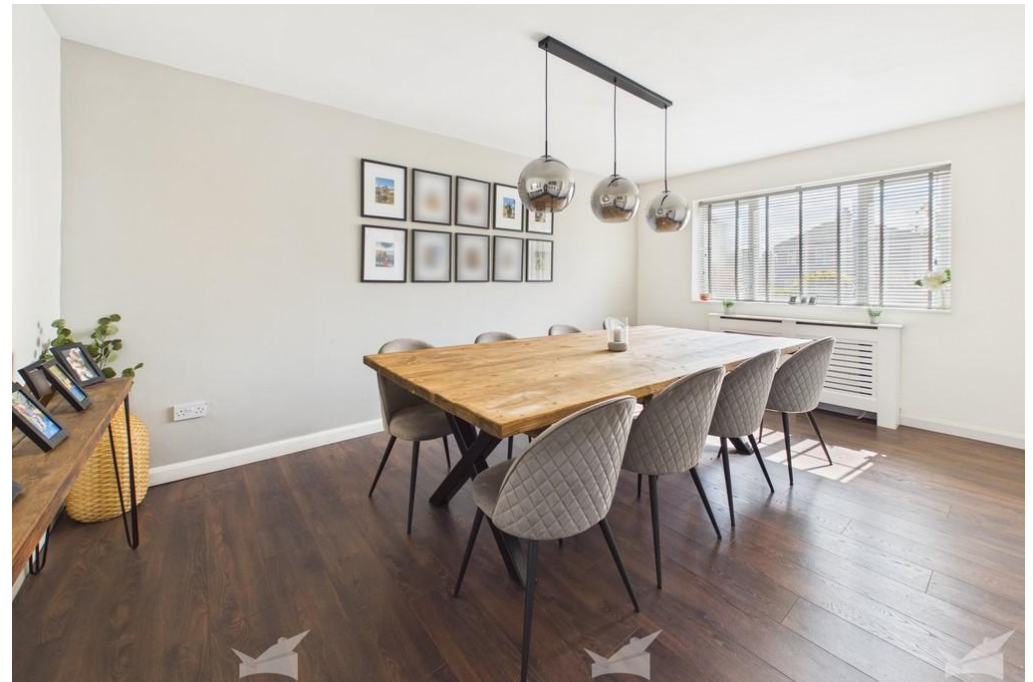
**HALLWAY 10' 10" x 7' 11" (3.31m x 2.43m)** Step into a spacious and welcoming entrance with under floor heating, thoughtfully designed with built-in storage to keep everything neatly organised. This practical yet stylish space offers effortless access to the ground floor, creating a smooth and convenient flow throughout the home.

**LIVING ROOM 13' 8" x 14' 8" (4.18m x 4.49m)** Enjoy a bright and generously proportioned living room, enhanced by a large window that fills the space with natural light. A sleek built-in media wall creates a stylish focal point while offering practical storage, making this the perfect setting for both relaxing and entertaining.

**DINING ROOM 16' 6" x 11' 7" (5.04m x 3.55m)** A generously sized dining room, beautifully brightened by a large window that frames wonderful views of the front garden. This inviting space is perfect for both everyday meals and entertaining, offering a pleasant outlook and a comfortable sense of openness.

**RECEPTION ROOM 10' 2" x 11' 6" (3.11m x 3.51m)** A versatile second reception room featuring stylish bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor feel. Currently used as a playroom, this flexible space could easily adapt to suit a variety of needs, from a home office to a cosy snug or entertaining area.

**KITCHEN 10' 5" x 23' 1" (3.20m x 7.04m)** The kitchen is the true heart of the home, beautifully designed with sleek, high-gloss white wall and base units complemented by elegant white worktops, offering both style and generous storage. Fully equipped for modern living, it features an integrated double oven, electric hob with extractor, coffee machine and



dishwasher, along with space for an American-style fridge freezer. A central island provides additional workspace and doubles as a breakfast bar, while a dedicated wine bar adds a touch of luxury. Bi-folding doors open onto the patio, creating a seamless connection between indoor and outdoor living spaces. with the benefit of under floor heating.

**UTILITY ROOM 6' 0" x 12' 2" (1.84m x 3.71m)** A practical utility room providing additional convenience, complete with plumbing for a washing machine. It also houses the boiler and consumer unit, keeping essential services neatly tucked away and freeing up space in the main living areas.

**WC 6' 5" x 3' 2" (1.97m x 0.97m)** A convenient ground floor WC fitted with a toilet and wash basin, offering practicality for guests and everyday use.

**MASTER BEDROOM 16' 7" x 11' 8" (5.06m x 3.57m)** A spacious master bedroom featuring fitted wardrobes for ample storage and a large front-facing window that fills the room with natural light. The room is further enhanced by a private en-suite, creating a comfortable and well-appointed retreat.

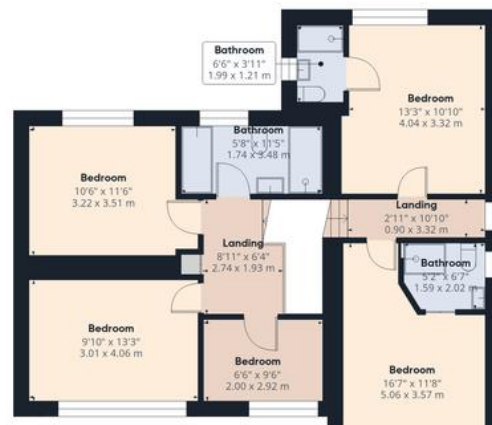
**ENSUITE 5' 2" x 6' 7" (1.59m x 2.02m)** The master bedroom benefits from a stylish en-suite, thoughtfully designed with a modern walk-in shower, WC, and wash basin. Finished to a high standard, it offers a







Ground Floor



Approximate total area<sup>(1)</sup>  
 1956 ft<sup>2</sup>  
 181.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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