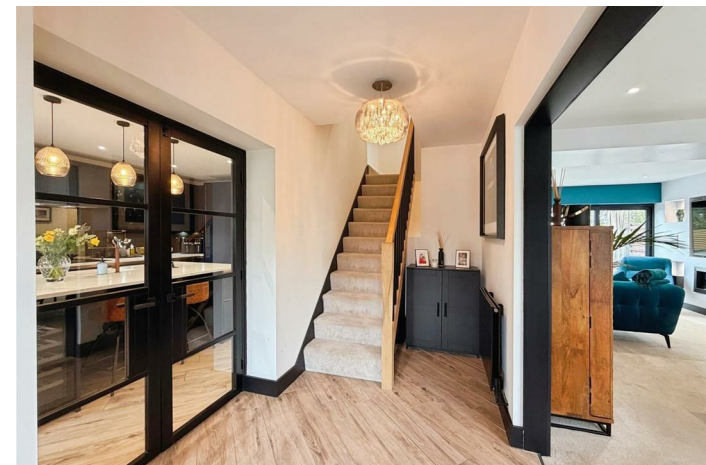




70 DONCASTER ROAD DONCASTER, DN5 7JB

£350,000
FREEHOLD

An exceptional extended and redesigned modern family home, beautifully presented throughout and situated in a much sought-after residential location, close to local shops, well-regarded schools and a wide range of everyday amenities. This impressive property has been thoughtfully extended and redesigned to create a stylish and contemporary home, perfectly suited to modern family living and entertaining. The accommodation offers a superb open-plan living and dining space, exceptional breakfast kitchen with central island and breakfast bar, extended home office/snug, downstairs WC and utility room. To the first floor are four bedrooms, including an impressive extended master bedroom with vaulted ceiling and luxurious four-piece en-suite, together with a stunning contemporary family shower room. Externally, the property continues to impress with a walled frontage, remote-controlled electric gates and substantial driveway providing parking for several vehicles. The beautifully landscaped rear garden has been designed with entertaining in mind and features extensive porcelain-paved seating areas, an outdoor kitchen and bar, stylish pagoda, artificial lawn, raised flower beds and external lighting, power and water. A separate, fully equipped gym building provides an additional versatile space and could be utilised for a variety of purposes, including a home office, studio, gym or leisure room.

A truly impressive and individual family home combining contemporary style, generous living accommodation, superb entertaining facilities and versatile additional space, all within a highly desirable location.

FINE & COUNTRY

70 DONCASTER ROAD

- * Extended & redesigned modern family home
- * Much sought-after residential location
- * Stunning open-plan living & dining space
- * Exceptional contemporary breakfast kitchen
- * Four bedrooms, including extended master suite
- * Luxurious four-piece master en-suite
- * Versatile extended home office/snug
- * Beautifully landscaped rear garden with outdoor kitchen & bar
- * Separate fully equipped gym building
- * Close to local shops, schools & amenities



ENTRANCE HALLWAY

Welcoming entrance hallway with a contemporary composite entrance door, stylish spindle staircase rising to the first-floor landing, useful understairs storage, modern central heating radiator and attractive tiled flooring. The hallway provides access to the impressive open-plan living and dining area, breakfast kitchen and extended accommodation.

OPEN PLAN LIVING DINING ROOM

A stunning and exceptionally spacious open-plan living and dining area, thoughtfully designed to create a superb modern space for both everyday family living and entertaining.

The dining area features a front-facing UPVC double-glazed square bay window, two contemporary vertical central heating radiators and stylish recessed downlighting.

Opening seamlessly into the impressive living area, the room benefits from two rear-facing UPVC double-glazed patio doors, providing an abundance of natural light and direct access onto the landscaped rear garden and patio seating area.

A striking feature cinema wall with integrated surround sound and log-burning effect electric fire creates a superb focal point, complemented by recessed ceiling lighting and contemporary finishes throughout. Modern aluminium-framed doors provide access to the downstairs WC and utility room.

BREAKFAST KITCHEN

The heart of this impressive home is undoubtedly the exceptional fitted breakfast kitchen, which combines style, functionality and contemporary design.

The kitchen is fitted with a superb range of wall, base and display units, complemented by luxurious granite work surfaces. Integrated appliances include two fan-assisted electric ovens, five-ring induction hob with contemporary extractor, fridge freezer and wine fridge.

A substantial central island provides an impressive focal point and incorporates additional storage together with a breakfast bar, creating the perfect informal space for dining and entertaining.

The granite work surfaces incorporate a stylish resin sink with mixer tap, while recessed ceiling lighting and quality tiled flooring complete the contemporary finish. The tiled flooring continues seamlessly into the extended office/snug.

OFFICE/SNUG

Forming part of the substantial extension, this versatile additional reception space is currently utilised as a home office but could equally lend itself to a snug, playroom, hobby room or additional family living space.

The room features an impressive vaulted ceiling, front-facing UPVC double-glazed window, Velux roof window, striking feature tiled wall and continued quality tiled flooring.

UTILITY ROOM

A practical and stylish utility room fitted with a range of wall and base units incorporating complementary work surfaces. There is designated space for freestanding appliances, including washing machine and tumble dryer, together with tiled flooring, recessed ceiling lighting, a rear-facing UPVC double-glazed window and side-facing composite entrance door providing external access.

DOWNSTAIRS WC

Contemporary cloakroom fitted with a modern white low-flush WC and wall-hung wash hand basin, complemented by tiled splashback, tiled flooring, recessed downlighting and electric extractor fan.

FIRST FLOOR LANDING

The first-floor landing provides access to four bedrooms, the family bathroom and useful storage cupboard. There is also access to the loft space via a pull-down loft ladder, with the loft being boarded and equipped with lighting.

The storage cupboard houses the wall-mounted combination central heating boiler.

MASTER BEDROOM

An impressive extended master bedroom, offering a luxurious

and spacious retreat with a striking vaulted ceiling, front-facing UPVC double-glazed window, contemporary central heating radiator and recessed ceiling lighting. The room benefits from direct access to the outstanding en-suite bathroom.

EN-SUITE BATHROOM

A breathtaking four-piece luxury en-suite, finished to a high contemporary standard and featuring a freestanding bath with shower mixer tap, large walk-in shower enclosure with mains-fed waterfall shower and separate shower attachment, twin vanity wash hand basins and low-flush WC.

Quality wall and floor tiling, contemporary towel radiator and a striking feature panelled wall surrounding the freestanding bath add to the luxurious feel.

Natural light is provided by a rear-facing UPVC double-glazed obscure window and Velux roof window, while recessed ceiling lighting completes this stylish space.

BEDROOM TWO

A generous second double bedroom featuring a front-facing UPVC double-glazed window, contemporary central heating radiator and an extensive range of quality fitted wardrobes extending across one wall, providing excellent storage.

BEDROOM THREE

A well-proportioned double bedroom enjoying lovely countryside views from the rear-facing UPVC double-glazed window. The room also benefits from a contemporary central heating radiator and space for freestanding wardrobes.

BEDROOM FOUR

Currently utilised as a stylish dressing room, this versatile fourth bedroom features a front-facing UPVC double-glazed window, modern central heating radiator and space for freestanding furniture. The room could easily be adapted to suit a variety of individual requirements.

FAMILY SHOWER ROOM

A stunning contemporary family shower room fitted with a large walk-in shower enclosure incorporating a mains-fed waterfall shower and separate shower attachment, complemented by a stylish Mermaid-style splashback.

There is also a modern vanity wash hand basin and low-flush WC, together with luxurious wall and floor tiling, contemporary towel radiator, recessed ceiling lighting and electric extractor fan. A rear-facing obscure UPVC double-glazed window provides natural light and ventilation.

EXTERIOR

The exterior of this property is equally impressive, with the front approached via an attractive walled garden and remote-controlled electric gates, opening onto a substantial driveway providing parking for several vehicles.

Gated access leads through to the rear garden.

The rear garden has been thoughtfully landscaped to create an outstanding low-maintenance outdoor entertaining space, featuring an extensive porcelain-paved patio and seating area, dedicated outdoor kitchen and bar, together with a stylish pagoda incorporating a further paved seating area.

Artificial lawn and raised flower beds provide an attractive balance of greenery, while external lighting, power and water supply add practicality and make the garden ideal for entertaining throughout the year.

DETACHED GYM

A superb addition to the property is the separate and highly versatile gym building, offering excellent potential for a variety of uses.

The building features UPVC double-glazed windows, French doors, rubber gym flooring, air-conditioning, wall-mounted heating, lighting and power. Whilst currently arranged as a gym, the space could potentially be utilised as a home office, studio, hobby room or leisure space, subject to the purchaser's requirements.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

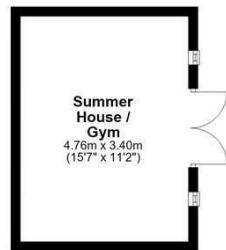
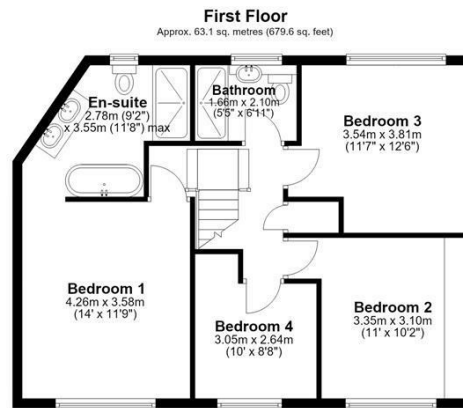
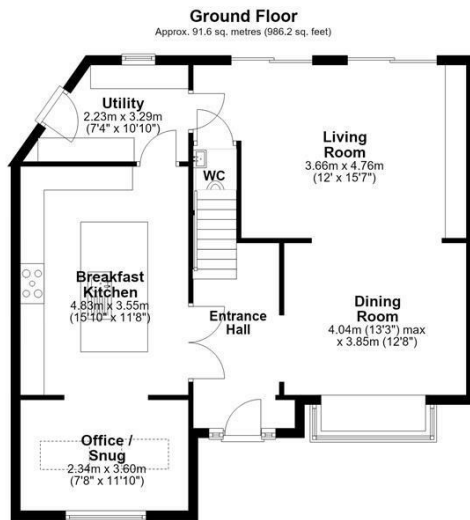
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1665.80 sq ft

Tenure – Freehold





Total area: approx. 154.8 sq. metres (1665.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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