

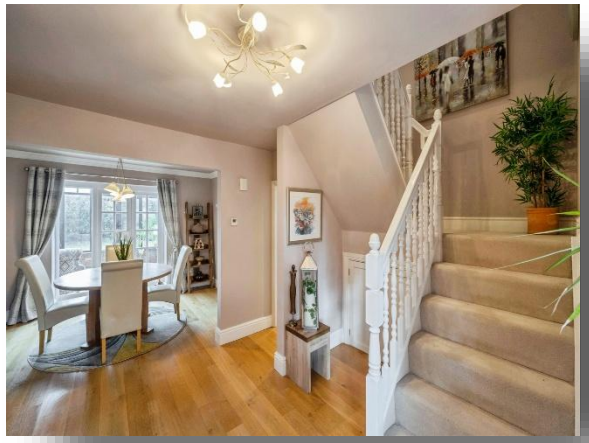
Old Estate Yard,Wiseton Doncaster DN10 5AJ

william h brown

welcome to

Old Estate Yard, Wiseton Doncaster

EXCEPTIONAL SETTING, RURAL YET WITHIN AN EASY DRIVE TO AMENITIES. Chesterfield Canal Views to the front elevation. Impressive gardens and spacious versatile accommodation. Viewings are a must to realise the setting and area, it is a lovely home. Dont Delay call to arrange to look around.













Entrance

Accessed via a front facing door, entrance hall provides stairs leading to the first floor accommodation and useful understairs storage space.

Cloakroom
Having a front facing obscured double glazed window, low flush w/c, wash hand basin and central heating radiator.

Lounge
Generous main reception room with the focal point of the room being a multi fuel burner with an exposed brick fireplace. Having two central heating radiators, spotlights and a TV aerial along with a front facing double glazed window and doors leading into the conservatory.

Dining Room
Second reception room having solid wood flooring and doors to the conservatory. Dining area is open plan to the entrance hall.

Kitchen
Kitchen is fitted with a range of wall and base units and marble worktops, incorporating a Quooker, electric hob, extractor fan, electric oven, integrated microwave, integrated dishwasher, integrated fridge and a breakfast bar. Kitchen has tiled flooring with under floor heating, spotlights, and a central heating radiator. Having a front and rear facing double glazed window and rear facing door.

Utility Room
Having a rear facing door and rear facing double glazed window, utility room has a stainless steel sink and drainer, central heating radiator, space for a fridge freezer, plumbing for a washer, space for a dryer and houses the boiler for the property.

Conservatory
Wood and exposed brick built conservatory having two central heating radiators and a side facing double glazed door.

First Floor

Landing
Great space with a multitude of uses, library, study area or an additional tv space. Having a front facing double glazed window, central heating radiator, TV aerial and spotlights.

Bedroom One
Double bedroom having a central heating radiator, fitted wardrobes to one wall, spotlights and a rear facing double glazed window with lovely views overlooking the countryside.

Ensuite
Ensuite to master bedroom having a low flush w/c, wash hand basin, mains walk in drench shower and a heated towel rail. Ensuite is fully tiled with under floor heating and has a rear facing obscured double glazed window.

Bedroom Two
Double bedroom having a rear facing double glazed window with a lovely view, and a central heating radiator.

Ensuite
Having a low flush w/c, wash hand basin, mains shower and heated towel rail. Ensuite is fully tiled with Porcelenosa tiling and has a front facing obscured double glazed window.

Bedroom Three
Double bedroom having a front facing double glazed window with a view over the front of the property, and a central heating radiator.

Bedroom Four
Double bedroom having a front facing double glazed window and a central heating radiator.

Bedroom Five
Single bedroom or study having a front facing double glazed window and a central heating radiator.

Bathroom
Family bathroom is fitted with a mains shower within a cubicle, a bath, wash hand basin, low flush w/c and a heated towel rail. There is a rear facing obscured double glazed window, spotlights and bathroom is fully tiled.

External
Manicured a mature gardens to three sides, with the front of the property having a hedged garden area with a driveway providing off street parking for two cars.
To the rear of the property is a good sized lawned garden which is private extending to the side elevation with a private lawned area, mature trees and surrounded by hedging, mature shrubs and plants are abundant throughout.
External lighting and a block paved patio area with a pergola to the rear lawned garden, two garden sheds, a bin store, outside tap and oil tank enclosed by screening.

Garage
Garage having two front facing up and over doors, power and lighting. Garage is partitioned so half provides a parking space.

Agents Note
Please note that the AML fee covers 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.

welcome to

Old Estate Yard, Wiseton Doncaster

- Exceptionally Spacious Barn Conversion
- Delightful, Quiet Semi Rural Setting
- Versatile & Characterful Accommodation
- 5 Bedrooms, Two Ensuites
- Spacious Lounge. Conservatory, Garden Views

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

offers in the region of

£565,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108428

The Property Ombudsman

Property Ref:
BWY108428 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 710735

Bawtry@williamhbrown.co.uk

38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE

williamhbrown.co.uk