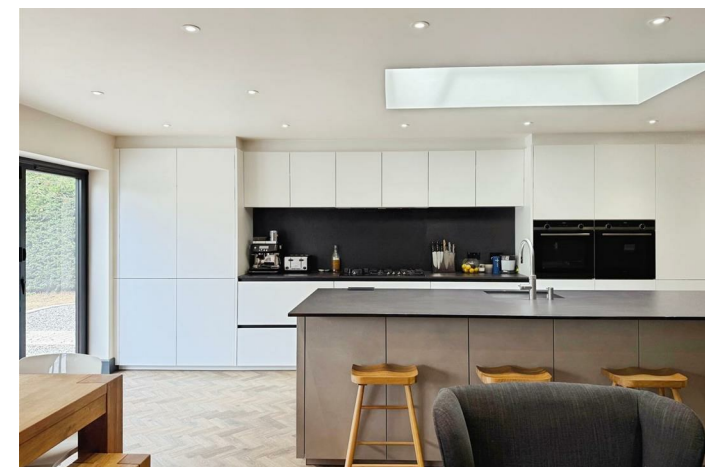




37 NETHERGATE DONCASTER, DN9 2DL

£630,000
FREEHOLD

GUIDE PRICE £630,000 - £650,000. Occupying an enviable plot of approximately one acre, this exceptional detached family home enjoys a peaceful position within Westwoodside. Having been thoughtfully extended and finished to an outstanding standard, the property offers a superb balance of contemporary design and practical family living.

At the heart of the home is an impressive open-plan kitchen, dining and family room, featuring a premium Nolte German kitchen with integrated Siemens appliances, expansive living space and bi-fold doors opening directly onto the beautifully landscaped gardens. Complemented by two further reception rooms, a generous utility room and four spacious double bedrooms, the layout is perfectly suited to both everyday family life and entertaining. The luxurious master bedroom provides a true sanctuary, complete with bespoke fitted wardrobes, a freestanding bath, contemporary en-suite and private balcony overlooking the gardens.

Outside, the extensive grounds offer generous parking, an integral double garage, a converted stable block with excellent potential for a home office or annexe (subject to the necessary consents), and beautifully established gardens enjoying open views across neighbouring farmland.

**Kendra
Jacob**

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GROSS INTERNAL AREA
 GROUND FLOOR: 1,658 sq. ft, 154 m², FIRST FLOOR: 883 sq. ft, 82 m²,
 TOTAL AREA : 2,541 sq. ft, 236 m², EXCLUDED AREA:
 OUTBUILDING: 280 sq. ft, 26 m², BALCONY: 64 sq. ft, 6 m²



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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