



Braeburn Mews, Bawtry Doncaster DN10 6SH

welcome to

Braeburn Mews, Bawtry Doncaster

Attractive, DETACHED FAMILY HOME, spacious accommodation, FIVE DOUBLE BEDROOMS, small EXCLUSIVE DEVELOPMENT, garden, off road parking and DOUBLE GARAGE. VIRTUAL TOUR AVAILABLE!



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall housing the stairs to the first floor landing. Central heating radiator, recessed lights, useful understairs cupboard and tiled flooring.

Kitchen/Dining Room

A wonderful family space with designated areas for relaxing and dining. Fitted with a well-equipped, modern kitchen comprising of a good range of wall and base units, complimentary worktops and an inset 1 1/2 bowl sink with drainer. Benefitting from a host of integrated appliances including a fridge/freezer, dishwasher, double oven and induction hob. Front facing double glazed bay window, side facing double glazed window, two central heating radiators, recessed lights and tiling to the floor. Space for additional seating in front of the double glazed French doors overlooking the garden.

Utility Room

Accessed from the kitchen/dining room, and fitted with base units, worktop over and an inset stainless steel sink with drainer. Wall mounted boiler, central heating radiator, rear main entrance door and recessed lights.

Lounge

A spacious reception room, accessible from both the kitchen/dining room and hallway. Rear facing French doors, two central heating radiators and stylish wall lights.

Snug/Dining Room

A light and bright second reception room with a front facing bay window and central heating radiator.

Cloakroom

Situated just off the hall and fitted with a wc and vanity wash hand basin with splashback. Tiled flooring and a chrome heated towel rail.

First Floor Accommodation

Landing

Providing access to all first floor bedrooms and having a front facing double glazed window, central heating radiator, recessed lights and glass balustrade.

Bedroom One

Generous double bedroom with a front facing double glazed window and central heating radiator. Benefitting from a dressing area with two sets of quality fitted wardrobes and giving access to the en-suite facilities.

En-Suite

Fitted with a modern three piece suite comprising of bath with shower over and screen, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, tiling to the walls including feature tiling to one wall, recessed lights, and a chrome heated towel rail.

Bedroom Two

Double bedroom with a front facing double glazed window, double fitted wardrobe, central heating radiator and en-suite facilities.

En-Suite

Fitted with a corner shower with chrome fittings and feature tiling, wash hand basin and wc. Half height tiling to the walls with chrome trim, recessed lights, shaver point and side facing double glazed window with obscure glass.

Bedroom Five

Double bedroom with a rear facing double glazed window and central heating radiator.

Bathroom

Family bathroom comprising of bath with shower over and glass screen, wash hand basin and wc. Half height tiling to the walls with complimentary feature tiling to one wall and chrome trim, rear facing double glazed window with obscure glass, shaver point, recessed lights and a chrome heated towel rail.

Second Floor Accommodation

Landing

Second floor landing with velux style window, cupboard housing the hot water tank and central heating radiator.

Bedroom Three

Double bedroom with central heating radiator and a rear facing double glazed window with far reaching roof top views. En-suite facilities:

En-Suite

Fitted with a corner shower cubicle, wc and wash hand basin. Velux style window, half height tiling to the walls with chrome trim, feature tiling to the shower wall, shaver point, chrome heated towel rail and tiling to the floor.

Bedroom Four

Spacious double bedroom with a rear facing double glazed window and central heating radiator.

External

A smart looking property nicely positioned on this small exclusive development having a lawned front garden with established hedging and external lighting by the front door.

The driveway to the side elevation provides off road parking for two cars and is flanked by low level brick wall topped with wrought iron railings. To the opposite side is a pedestrian gate leading into the rear garden for convenience.

The rear garden is fenced and enclosed and offers a high degree of privacy as it is not overlooked to the rear. Having a grassed lawn with well stocked borders, paved seating area and outside lighting.

Double Garage

Double garage with power and light connected, side courtesy door.

Agents Note

Site maintenance fee payable for the upkeep of the private sewerage pump, currently at approximately £320.00 per annum.

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.



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welcome to

Braeburn Mews, Bawtry Doncaster

- Impressive Detached Family Home
- Spacious Accommodation Arranged Over Three Floors
- Small Exclusive Development Close to Bawtry Centre
- Five Double Bedrooms
- Bathroom & Three En-Suites

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

£560,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108211 - 0005

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.

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