



33 Haxey Lane, Haxey – DN9 2ND

Doncaster

Offers in Region of £550,000

33 Haxey Lane

Haxey, Doncaster

Stunning six-bedroom home in Haxey with one acre of grounds, paddock, orchard, double garage, modern kitchen, spacious living, and versatile bedroom layouts. Call to view.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive six-bedroom detached family home set within approximately one acre of private grounds
- Sought-after semi-rural Haxey location with stunning countryside views
- Beautifully maintained gardens featuring patio entertaining area, paddock, kennels and vegetable garden
- Contemporary fitted kitchen with Smeg range cooker and integrated appliances and generous utility space and downstairs w/c
- Underfloor heating throughout the ground floor and modern Vent-Axia ventilation heating system
- Electric gated driveway, detached double garage with electric doors and extensive off-road parking
- Peaceful village setting with excellent access to local amenities
- Turn-key family home finished to a high standard throughout



Magnificent Six-Bedroom Country Residence Set Within Approximately One Acre of Private Grounds

Nestled within the sought-after semi-rural village of Haxey, this exceptional six-bedroom detached residence occupies an impressive plot of approximately one acre, offering an enviable combination of space, privacy and versatile family living.

Approached via electric gates, the property immediately impresses with its substantial gravelled driveway, extensive parking provision and detached double garage. Beyond, beautifully maintained grounds, a paddock, orchard and dedicated kennel facilities create a truly unique opportunity for those seeking a countryside lifestyle without compromise.

Stepping inside, a welcoming entrance porch leads into a grand reception hall, where underfloor heating extends throughout the ground floor, creating warmth and comfort throughout. At the heart of the home lies a stunning contemporary kitchen, thoughtfully designed with a range of integrated appliances, including a freestanding Smeg range cooker, fridge/freezer, dishwasher and wine cooler. A generous utility room provides additional practicality, complete with space and plumbing for multiple appliances, alongside a convenient ground-floor WC.

Designed for both family life and entertaining, the spacious open-plan lounge and dining area offers an abundance of natural light and enjoys direct access to the rear garden through patio doors, seamlessly connecting indoor and outdoor living.

The ground floor also benefits from a versatile sixth bedroom, currently utilised as a snug. Complete with its own en-suite bathroom, this space is ideal for multigenerational living, guest accommodation or independent teenage quarters.

To the first floor are four well-proportioned double bedrooms. The impressive principal suite enjoys delightful views across the gardens and open countryside beyond, whilst also benefiting from fitted wardrobes and a stylish en-suite shower room. Bedrooms two and three are both generous doubles, while bedroom four is currently arranged as a luxurious dressing room, complete with fitted wardrobes and dressing table. A contemporary family bathroom featuring both a separate bath and shower serves the remaining bedrooms.

Occupying the entire second floor is a superb double bedroom, flooded with natural light and complemented by excellent eaves storage, making it a perfect guest suite, home office or private retreat.

Externally, the grounds are a true highlight of this remarkable home. The fully enclosed rear garden extends to approximately one acre and has been thoughtfully arranged to offer something for everyone. A substantial patio entertaining area with pergola provides the perfect setting for outdoor dining, whilst the expansive lawn, orchard, vegetable garden and additional gated paddock offer endless possibilities for families and gardening enthusiasts. Three kennels with a run further enhance the property's versatility.

Additional benefits include a recently installed Vent-Axia air ventilation heating system, providing efficient and modern climate control throughout the home.

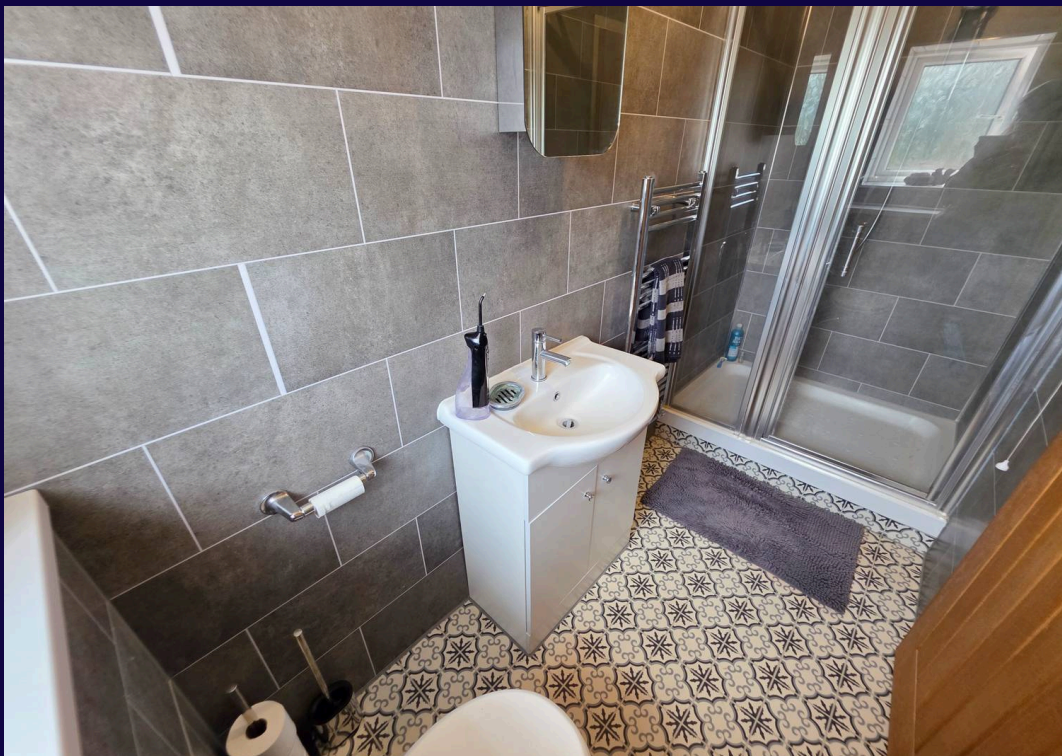
Offering an outstanding blend of substantial accommodation, exceptional outdoor space and a peaceful village setting, this is a rare opportunity to acquire a truly impressive family home in one of the area's most desirable locations. Call today to arrange an early viewing.





















- **Ground Floor 97sqm**
- **First Floor 86sqm**
- **Second Floor 47sqm**
- **Garage 36sqm**
- **Total 266sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.