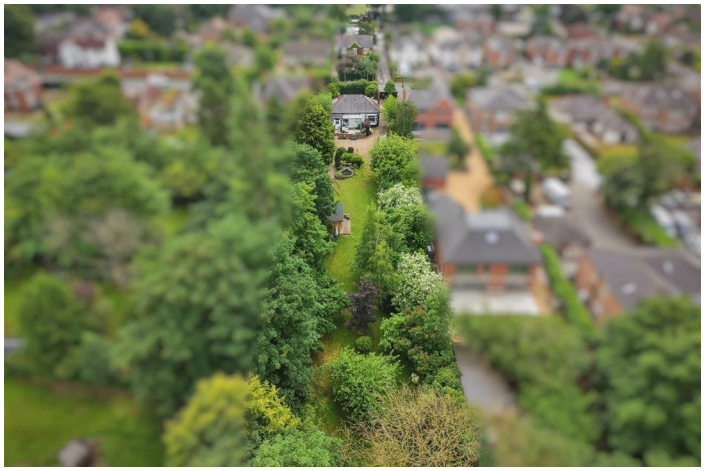






6 ELLERS ROAD

DONCASTER, DN4 7BA

£585,000

FREEHOLD

GUIDE PRICE £585,000 - £600,000

Occupying an impressive plot of approximately ¾ of an acre, this exceptional detached bungalow presents a rare opportunity to acquire a substantial home with significant future development potential. Beautifully presented throughout, the property offers a superb blend of comfortable family living, extensive outdoor space, and valuable planning permissions.

FINE & COUNTRY

6 ELLERS ROAD

• Exceptional detached bungalow set within approximately ¾ of an acre of beautifully maintained grounds. • Benefits from planning permission for a detached dwelling, offering future development potential. • Features three stylish reception rooms providing flexible living and entertaining space. • Contemporary fitted kitchen with integrated appliances and wine cooler. • Spacious conservatory with direct access to a decked outdoor entertaining area. • Generous principal bedroom with a modern en-suite wet room. • Luxurious family bathroom featuring a freestanding roll-top claw-foot bath. • Secure electric gates open onto a large private driveway with parking for multiple vehicles. • Impressive triple garage with power, lighting and inspection pit. • Stunning landscaped gardens with ornamental pond, woodland areas and a versatile outdoor office/entertainment room.





The accommodation comprises three generous reception rooms, three well-proportioned bedrooms, a modern fitted kitchen, conservatory, and quality bathroom facilities, all designed to provide flexible and spacious living. Outside, the property is complemented by extensive landscaped gardens featuring mature woodland, established shrubs, attractive pond features, and a high degree of privacy.

A particular highlight is the extensive development potential already secured. Detailed planning permission has been granted to substantially extend the existing bungalow upwards and to the rear, creating an impressive four bedroom family home. In addition, detailed planning permission has also been approved for the construction of a separate 5/6-bedroom detached dwelling within the rear half of the plot, offering an exciting opportunity for multi-generational living, investment, or development.

Further enhancing the property's appeal is a triple garage with inspection pit, extensive off-road parking accessed via electric gates, and a versatile detached office/entertainment room.

Backing directly onto Doncaster Lawn Tennis Club, the property enjoys a unique setting with attractive open views to the rear and the added benefit of being just a "tennis ball throw" away from excellent leisure facilities, including tennis courts, a sports bar, and popular themed dining evenings. The rear garden also provides a superb vantage point for the club's annual fireworks display, creating a spectacular backdrop for outdoor entertaining.

Offering a unique combination of space, privacy, lifestyle amenities, and exceptional development potential, this is a truly outstanding property in a highly desirable setting.

Vendor's Note

One of the features we have most enjoyed about living here is the property's unique position adjoining Doncaster Lawn Tennis Club. The club offers excellent tennis facilities, a welcoming sports bar, and a variety of social events, including themed dining evenings throughout the year, providing a wonderful community atmosphere on the doorstep.

The rear garden also enjoys a delightful outlook towards the club grounds and provides an excellent vantage point from which to enjoy the club's annual fireworks display. Combined with the property's generous grounds, privacy, and future development potential, this has made for a truly special home that offers both tranquillity and convenience in equal measure.

6 ELLERS ROAD



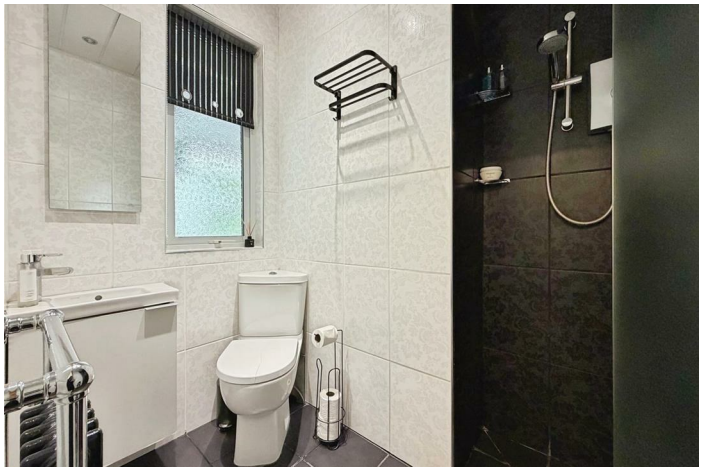





little tikes







6 ELLERS ROAD

ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band D

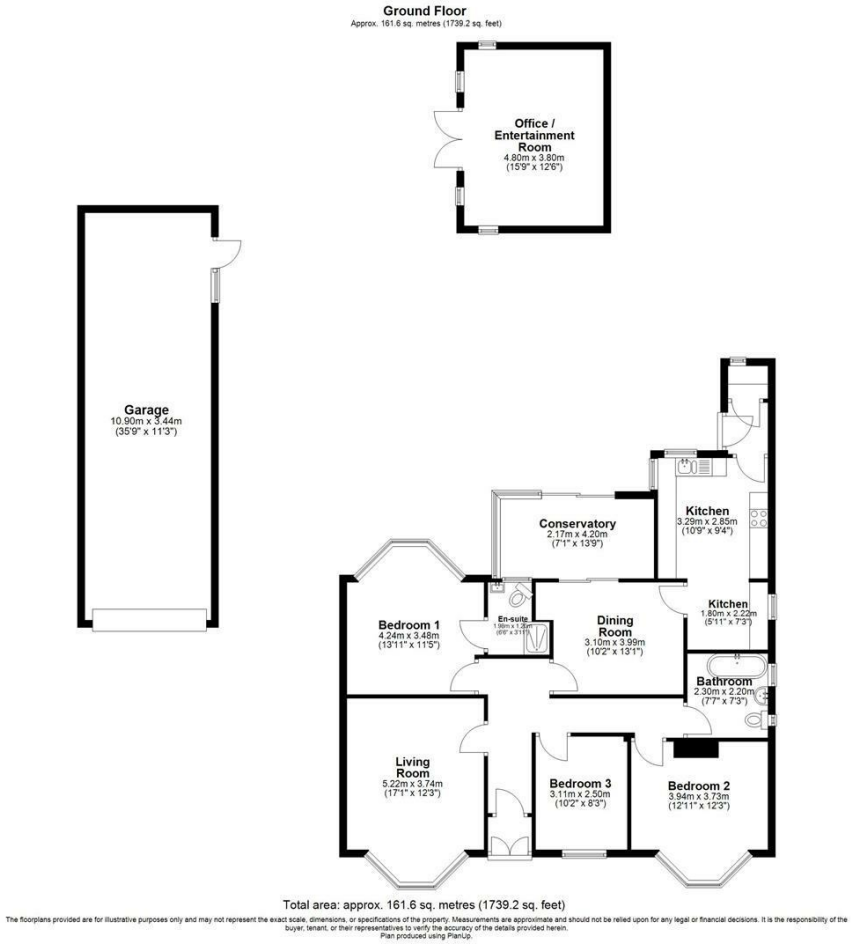
Viewings – By Appointment Only

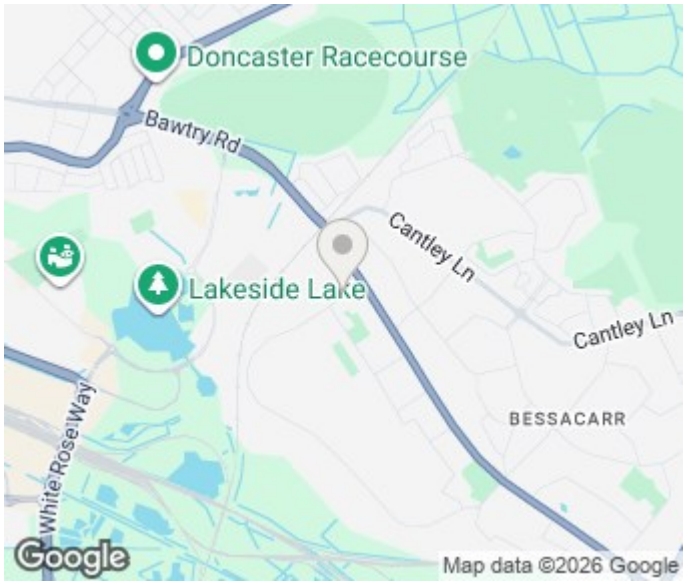
Floor Area – 1739.20 sq ft

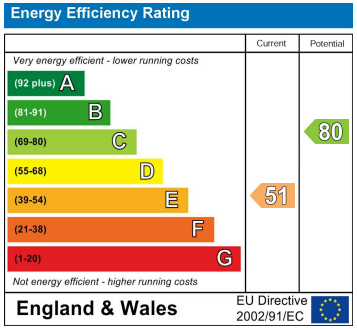
Tenure – Freehold











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

Fine & Country Bawtry
Six Oaks Grove
Retford
DN22 0RJ

01302 591000
bawtry@fineandcountry.com
https://www.fineandcountry.co.uk/bawtry-estate-agents

FINE & COUNTRY