



Scorcher Hills Lane, Burghwallis, Doncaster

£450,000

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Scorcher Hills Lane,
Doncaster DN6 9JT

Est. 1871

£450,000

An exquisite example of modern living, this impeccably presented and thoughtfully extended bungalow offers an exceptional blend of style, comfort, and sophistication.

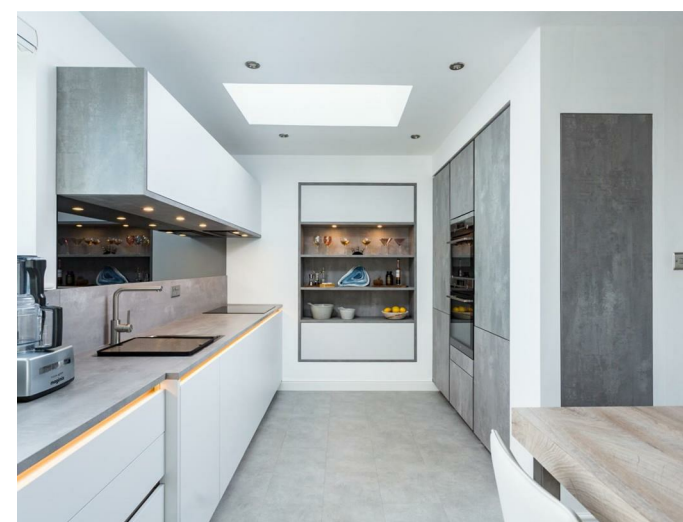
Extensively remodelled and extended in 2016, the property was further transformed by its current owners, who acquired the home in the summer of 2023. Since then, a comprehensive programme of renovations has significantly enhanced the property's interior, achieving a level of design and specification that sets it apart from your everyday bungalow. The property is equipped with energy-efficient solar panels, providing sustainable power generation, an attractive feature for eco-conscious buyers.

The interior layout has been meticulously designed to optimise space, with a strong focus on contemporary style. Particular attention was given to the kitchen, where the owners collaborated with a specialist designer to create a seamless and functional space. The bespoke German-manufactured kitchen, known for its precision engineering and minimalist aesthetic, offers an elegant environment, creating a perfect setting for both everyday living and entertaining.

A highlight of the recent renovations is the luxurious family bathroom, designed around a serene anthracite grey colour scheme. Featuring a striking oval freestanding bath and a separate shower, it provides the perfect balance for maximising space and style.

The property's transformation also includes the replacement of internal doors, most notably the stunning panelled glass doors between the kitchen and lounge. These allow light to flow freely through the space, further enhanced by the addition of three skylights in the hallway, as well as one in the main bedroom and kitchen area. The result is a home flooded with natural light, creating an open and airy atmosphere.

Upon entering, you are welcomed into a spacious hallway, featuring a custom-built shoe cupboard. Adjacent to this is a newly installed WC, complete with a quartz work surface, a contemporary sink bowl, and stylish surrounding units.



Tenure: Freehold
Services/Utilities: all mains services are understood to be connected.
Broadband Coverage: Up to 1800* Mbps download speed
EPC Rating: 86 (B)
Council Tax: Doncaster Council (D)
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent –
Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Positioned at the front of the property, the formal sitting room provides an inviting yet spacious retreat, offering picturesque views across the open countryside through a trio of elegant slimline vertical windows to the front elevation.

The property offers three beautifully proportioned bedrooms, all thoughtfully positioned to the left of the central hallway. Each room benefits from a double-glazed window and central heating radiator.

The principal bedroom, located at the rear of the property, forms part of the single-storey extension completed in 2016. This spacious retreat has been further enhanced with a bespoke, purpose-built dressing area, which includes custom-fitted wardrobes to either side. The wardrobes are designed with integrated shelving and hanging space, offering both style and functionality, perfectly complementing the refined design of the room.

The principal bedroom also enjoys expansive views across the rear garden through two slimline vertical windows, creating a serene connection with the outdoors. Additionally, a carefully positioned Velux skylight has been added, bathing the room in an abundance of natural light and further enhancing the sense of space.

The design, attention to detail, and exceptional specification of this room are reflective of the high standards set by the current owners, who have thoughtfully applied the same level of excellence throughout the entire home.

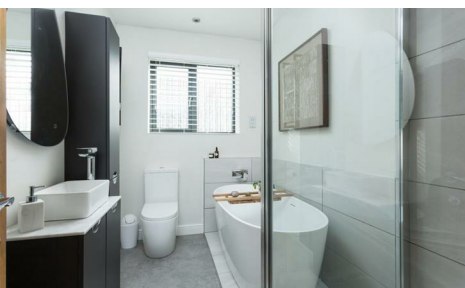
Without a doubt, the kitchen is one of the standout features of this home, combining exceptional quality with thoughtful design, maximised space, and a keen attention to detail. The current owners worked closely with a local German manufacturer to bring their vision to life, with the aim of creating a kitchen that seamlessly blends form and function.

The result is a sophisticated and contemporary design, featuring a comprehensive range of wall and base units with a striking concrete-effect work surface. Integrated ambient lighting subtly illuminates the top of the units, enhancing the modern aesthetic and providing a warm, inviting glow throughout.

The kitchen is equipped with premium appliances, including an AEG induction hob with an integrated extractor, an AEG single oven plus an AEG combination oven/microwave, a Smeg dishwasher and a Bosch 70/30 fridge-freezer. Practicality is key, with six large hand-drawers, soft-close units, and a spacious larder cupboard, all designed for maximum efficiency.

A central feature of the kitchen is the built-in display cabinet, offering additional overhead storage and a bottom drawer for extra convenience. A stainless steel sink unit with a drainer and mixer tap completes the ensemble. A purpose-built dining table, designed to complement the kitchen, offers the flexibility to extend and comfortably accommodate additional guests. The table is perfectly matched with a stunning backdrop, creating an elegant and cohesive dining space that is both functional and stylish.

Beyond the kitchen, a spacious utility room offers a range of matching units, including a secondary sink and drainer, with provisions in place for laundry facilities. Full-height





cupboards along the back wall provide ample storage space, while also housing the gas central heating boiler. A rear door leads directly to the garden, extending the home's connection to the outdoors.

Externally, the property is situated along the desirable Scorchers Hills Lane, within the highly regarded village of Burghwallis. The home enjoys a prime position, directly opposite open countryside, with scenic country walks and dog-friendly trails right on the doorstep.

Accessed directly from Scorchers Hills Lane, a gravelled driveway, extended by the current owners, provides off-street parking for up to four vehicles. The front garden has been thoughtfully designed to maximise parking space, with enclosed boundaries on all three sides. A side gate along the right elevation leads to the rear of the property.

While the internal accommodation has been the focal point of much of the renovation, equal care and attention has been given to the rear garden. The owners have created a versatile and beautifully landscaped outdoor space, offering a perfect balance for everyone.

One of the standout features of this garden is its ability to cater to various lifestyles. Whether you're looking to entertain outdoors, work in the allotment-style area growing plants and vegetables, or simply relax and follow the sun, there's a perfect spot for every occasion. The garden enjoys exceptional privacy, enclosed by a charming original stone-built wall with additional fencing, ensuring a secluded and peaceful setting.

The property is complemented by a garden room, which forms part of an expertly executed conversion of the original garage into a highly adaptable living space. This room has been used for a variety of purposes and is finished to a high standard, with premium building materials and insulation throughout. Power and lighting are installed, and a pair of French doors open to the rear, offering a seamless connection to the private garden.

In addition to the garden room, the garage conversion has maintained a third of the space for practical storage, split into two sections for garden equipment and other essentials. Each section is accessible via separate doors and benefits from power and lighting connections, ensuring maximum functionality.

The property enjoys a plot of 0.15 acres, offering the ideal balance of modern living and outdoor space. The current owners have put their heart and soul into creating something truly special, and it's clear the next owner will appreciate everything this home has to offer the attention to detail, the high-quality finishes, and the care that has gone into making this a place to enjoy for years to come.



Partners:

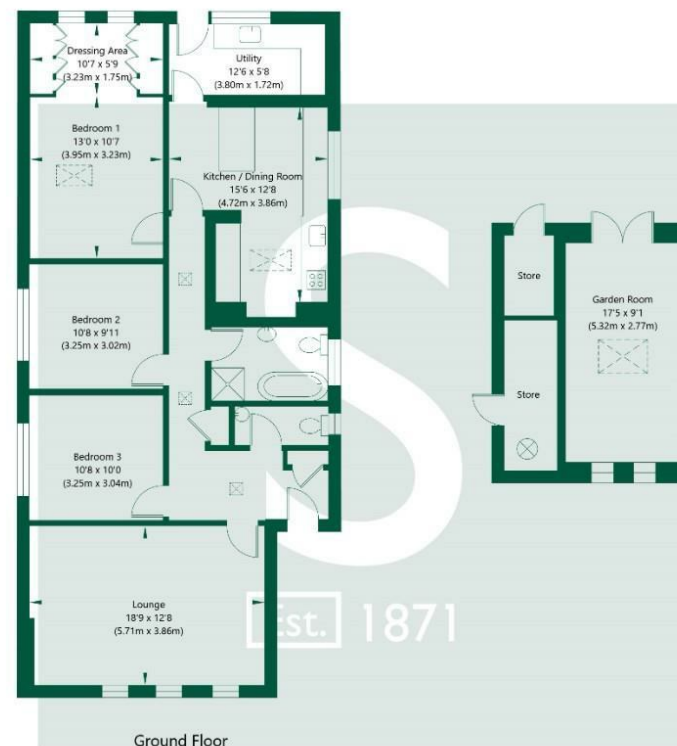
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Scorcher Hills Lane, Burghwallis, DN6 9JT



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 1182 SQ FT / 109.83 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1341 SQ FT / 124.57 SQ M - (Excluding Stores)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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