



BRECK LODGE THORPE ROAD DONCASTER, DN10 5ED

£695,000
FREEHOLD

Guide Price £695,000 - £725,000

Breck Lodge is a stunning four-bedroom detached family home, beautifully positioned in the sought-after village of Mattersey, offering the perfect blend of modern living and peaceful countryside charm.

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FINE & COUNTRY

BRECK LODGE THORPE ROAD

• Four Bedroom Detached Home • Elegant Accommodation Throughout • Modern Open Plan Kitchen, Dining & Living Room • Principal Bedroom With En-Suite • Contemporary Bathrooms • Annex Potential • Double Garage • Unspoiled Countryside Views • Sought-After Village Of Mattersey • Great For Schooling & Transport Links



The light and spacious entrance hallway welcomes you into the home, setting the tone for the elegant accommodation throughout. On the ground floor, a generously sized office—easily adaptable as a fifth bedroom—sits alongside a contemporary three-piece shower room and a practical utility room with direct access to the gardens. Through the study, a separate dining and living area creates an ideal space for entertaining family and friends. This area of the home would also lend itself to be configured as a separate annex for a teenage offspring or dependant relative should a buyer so wish.

At the heart of the home, the open-plan kitchen and seating area is both stylish and functional. Fitted with sleek light and dark grey units, white quartz worktops, and high-quality integrated appliances, the kitchen features a breakfast bar for casual dining. Beyond, the seating area flows seamlessly into the living room, where a feature gas fireplace with marble surround, double doors with glass panels overlooking the rear garden, and a front-facing window create a bright, inviting space. A door conveniently leads back to the hallway, ensuring effortless connectivity throughout the home.

Upstairs, a bright galleried landing leads to four beautifully appointed bedrooms. The principal bedroom boasts fitted furniture, two full-height windows framing the garden and open fields, and a modern en-suite shower room. The second bedroom is fitted with wardrobes and a built-in dressing table, while the third offers sweeping views of the

rear garden and countryside. The fourth bedroom is a comfortable double with views over the front elevation. The family bathroom is light and contemporary, with a bath, overhead shower, and fitted furniture around the basin and toilet.

Outside, the gardens are a true delight. The rear garden enjoys unspoiled countryside views, a pond with mature planting, and is mostly laid to lawn, flanked by established bushes and trees. A large full-width patio with access from the kitchen and living room provides the perfect space for entertaining or al fresco dining. At the bottom of the garden, a charming pergola and trellis seating area offers a private spot to relax. Gated access from the rear leads to the block-paved driveway, with a separate side gate providing additional convenience and security. An attached double garage completes the property.

Mattersey is a picturesque village offering a peaceful rural lifestyle while remaining well-connected to nearby towns and cities. Local schooling is available for younger children, with excellent secondary schools accessible in Retford and Doncaster. Transport links are convenient, with nearby access to the A1 and local bus routes, while Retford railway station provides direct services to London and other major cities.

Viewings are highly recommended to fully appreciate the exceptional location, the generous proportions of the home, and the high-quality fixtures, fittings, and finishes

throughout. Experiencing the property in person allows potential buyers to truly understand the flow, light, and lifestyle it offers.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

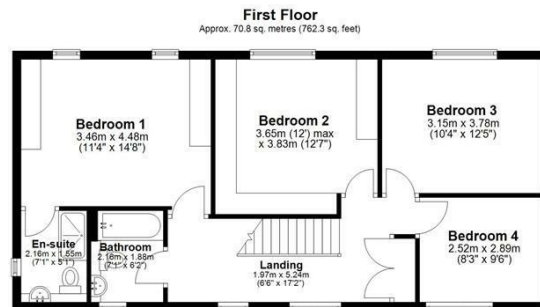
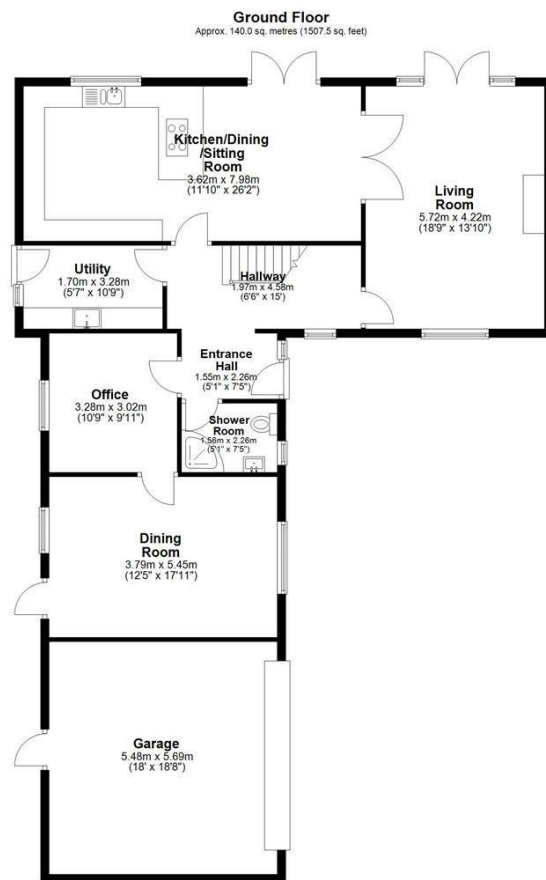
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2269.70 sq ft

Tenure – Freehold





Total area: approx. 210.9 sq. metres (2269.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(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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