



**Landsdale High Street, Dunsville Doncaster DN7 4DB**

**welcome to**

## **Landsdale High Street, Dunsdale Doncaster**

You don't want to miss this rare opportunity! Located on High Street, Dunsdale this amazing 4 bed detached property boasts a full enclosed 2 bed annex, extensive grounds and ample living space suitable for a wide variety of buyers! Viewing is essential for fully appreciate all that is on offer!



## **Entrance Hall**

Including carpet floor covering, a storage space, a front facing double glazed window and a central heating radiator.

## **Cloakroom**

Comprising of a WC, wash hand basin, a front facing double glazed window, a central heating radiator and partial tiling.

## **Lounge**

16' 8" into bay x 19' 1" ( 5.08m into bay x 5.82m )  
Including a front facing double glazed bay window, two central heating radiators, carpet floor covering, side facing French doors and a gas fire with hearth.

## **Reception Room 2**

11' 4" x 13' 4" into bay window ( 3.45m x 4.06m into bay window )  
Featuring a front facing double glazed bay window, a central heating radiator and parquet flooring.

## **Kitchen**

19' 3" x 15' 8" max ( 5.87m x 4.78m max )  
The fitted kitchen, which includes both wall and base units, features a rear facing double glazed door, a sink and drainer unit, two side facing double glazed windows, a tiled splash back and an exposed brick wall with a log burner.

## **Utility Room**

11' 5" x 6' 1" ( 3.48m x 1.85m )  
Comprising of a rear facing double glazed window, a rear facing door, fitted storage and a tiled floor covering.

## **Bedroom One**

12' 1" x 18' 5" max ( 3.68m x 5.61m max )  
Including two front facing double glazed windows, a rear facing double glazed window, a central heating radiator and carpet floor covering.

## **En Suite To Bedroom One**

Comprising of a walk in shower, WC, wash hand basin, a heated towel rail, a rear facing double glazed

window and fully tiled wall and floor covering where visible.

## **Bedroom Two**

11' 4" x 14' into recess ( 3.45m x 4.27m into recess )  
Comprising of a front facing double glazed window a central heating radiator and carpet floor covering.

## **Bedroom Three**

9' 4" x 11' 4" ( 2.84m x 3.45m )  
Including a rear facing double glazed window, a central heating radiator and carpet floor covering.

## **Bedroom Four**

8' 1" x 8' 11" ( 2.46m x 2.72m )  
Featuring a side facing double glazed window, a central heating radiator and carpet floor covering.

## **Bathroom**

Including a WC, wash hand basin, a shower over the bath, a side facing double glazed window and fully tiled wall and floor covering where visible.

## **Annexe**

### **Annex Lounge**

17' 8" x 13' 4" ( 5.38m x 4.06m )  
Including a side facing double glazed window, a rear facing door, a central heating radiator, laminate floor covering and an electric fire with hearth.

### **Annexe Kitchen**

6' 8" x 13' 1" ( 2.03m x 3.99m )  
With both wall and base units, the annex kitchen includes a storage space, laminate floor covering wall and base units, a side facing door and double glazed window and a tiled splash back.

### **Annexe Bedroom One**

16' 4" x 9' 6" plus wardrobe ( 4.98m x 2.90m plus wardrobe )  
Including a side facing double glazed window, laminate floor covering, a central heating radiator and fitted wardrobes.

### **Annexe Bedroom Two**

6' 7" x 8' ( 2.01m x 2.44m )

Including a front facing double glazed window, laminate floor covering, a central heating radiator and fitted wardrobes.

## **Annexe Bathroom**

Comprising of a front facing double glazed window, WC, wash hand basin and partial tiling where visible.

## **Outbuilding**

9' 3" x 15' 9" ( 2.82m x 4.80m )  
Separate from the annex, and currently being enjoyed as a "man cave" the outbuilding features front facing sliding doors, carpet floor covering, an electric supply and spot lights.

## **Agents Notes**

Please note that the annex is on a separate council tax band to the main property. For further information please contact the branch.



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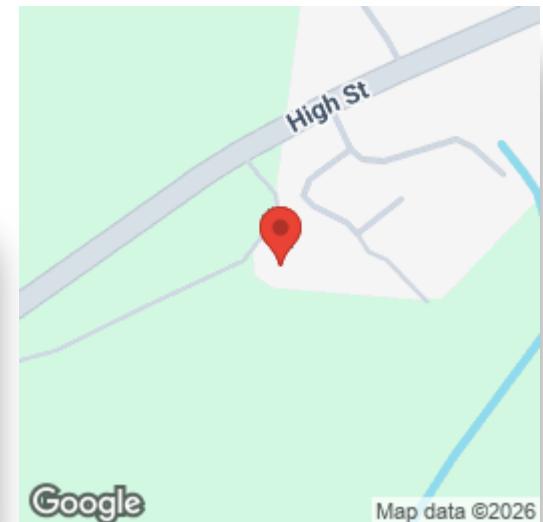
- £585,000
- Four Bedroom Detached Property With Enclosed Two Bed Annex.
- Extensive Grounds And Gardens
- Rare Opportunity- Rural Location Within Easy Reach Of Local Amenities!
- Suitable For A Wide Variety Of Buyers!

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

**£585.000**



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Property Ref:  
HTF106090 - 0005

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Please note the marker reflects the postcode not the actual property

  
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