



12 Mowbray Close, Haxey - DN9 2JY

Doncaster

Offers Over £199,950

12 Mowbray Close

Haxey, Doncaster

Detached three-bed bungalow with no chain, garage, off-road parking, attic room, private garden, en-suite, and village amenities nearby. Ideal for families, downsizers, or retirees.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO CHAIN – Ready for Immediate Purchase
- Spacious Three Bedroom Detached Bungalow
- Versatile Attic Room Ideal as Bedroom, Office or Hobby Space
- Inviting Dual-Aspect Lounge with Bay Window & Patio Doors
- Bright Principal Bedroom with Fitted Wardrobes, Living Space & En-Suite
- Private & Low-Maintenance Rear Garden
- Generous Off-Road Parking & Large Powered Garage
- Sought-After Village Location Close to Amenities & Walking Distance to Co-op, Pharmacy, Surgery & Local Pubs



Introducing this fantastic three-bedroom detached bungalow, offered with **NO CHAIN** and ideally situated within easy reach of local amenities including a Co-op food store, surgery, pharmacy, and a selection of popular local pubs.

Offering excellent potential, this well-positioned home benefits from generous off-road parking, a garage with power, and a private, low-maintenance rear garden, making it an ideal choice for downsizers, retirees, or families seeking spacious single-storey living.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading to an inviting dual-aspect lounge featuring a large bay window and sliding patio doors that flood the room with natural light while providing direct access to the rear garden. Stairs rise to a superb attic space, offering versatile accommodation suitable for a spacious bedroom, hobby room, office, or playroom featuring excellent eaves storage.

The kitchen is fitted with a range of wall and base units, including a practical larder cupboard, complemented by coordinating worktops. It benefits from an electric oven, gas hob with overhead extractor, plumbing for a washing machine, and space for a fridge/freezer. A UPVC external door also provides convenient access to the garden.

There are two generously sized double bedrooms located on the ground floor. The principal bedroom features fitted wardrobes offering excellent storage and opens into a bright and spacious additional living area with patio doors overlooking the garden, creating a wonderful private retreat. A convenient en-suite shower room is fitted with a shower and WC.

The family bathroom is well-proportioned and fitted with a bath and overhead shower, wash basin, and WC.

Externally, the property continues to impress with a private and low-maintenance rear garden featuring a well maintained lawn and a patio seating area, perfect for relaxing or entertaining. Additional benefits include a secure side gate providing access to the driveway and garage, along with outdoor lighting and an external tap.

To the front of the property is an attractive garden and a driveway providing off-road parking for two vehicles. Completing the home is a spacious and immaculately presented garage with power and double doors, offering excellent storage or secure parking.

Haxey is a wonderful village community suitable for all ages, offering a welcoming atmosphere and a wide range of activities and events hosted at the community centre, village hall, and church hall, including coffee mornings and bingo. The village is also famous for the traditional Haxey Hood event held every January.

Contact us today to arrange a viewing of this fantastic much loved property.



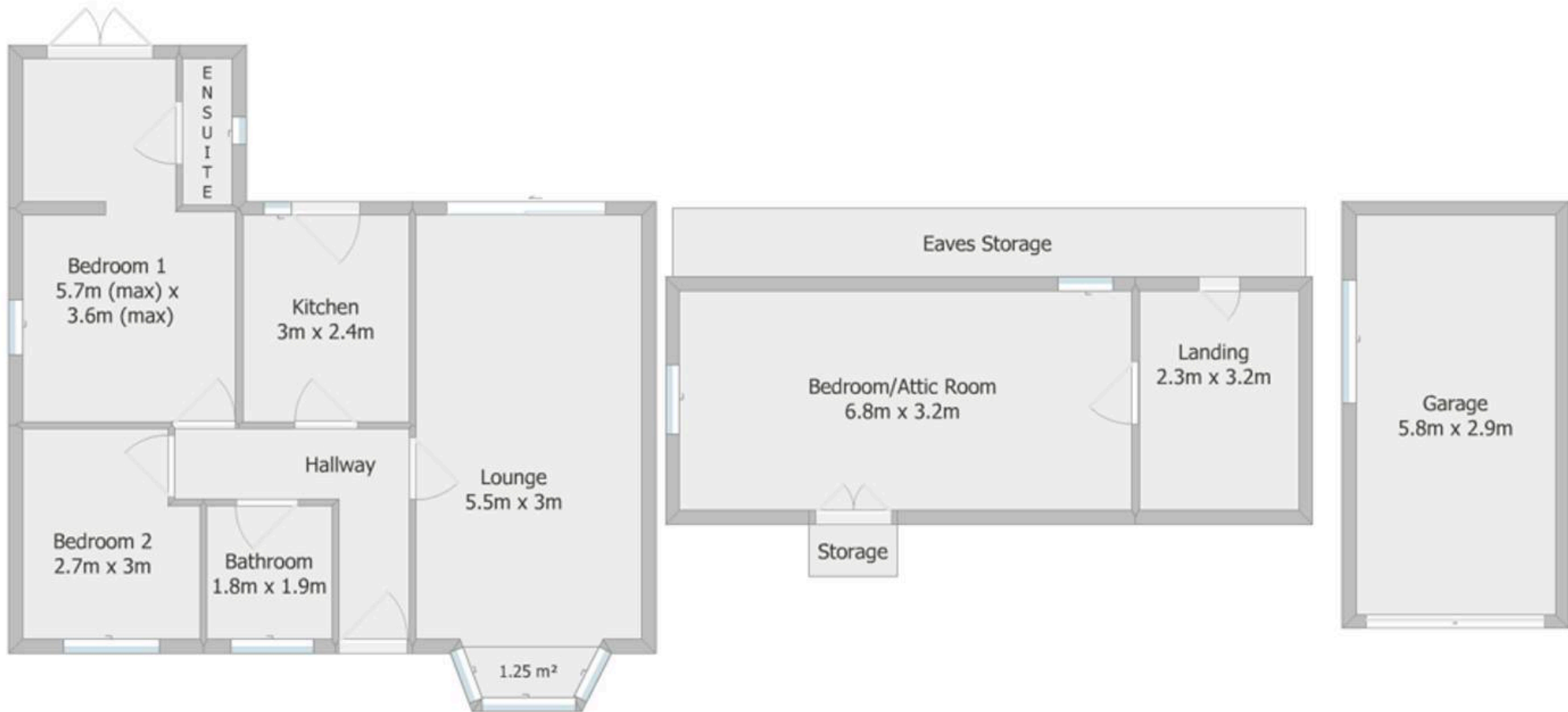












- **Total 119sqm including garage**

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.