

Ryecroft Church Street, Bawtry, Doncaster DN10 6HR

william h brown

welcome to

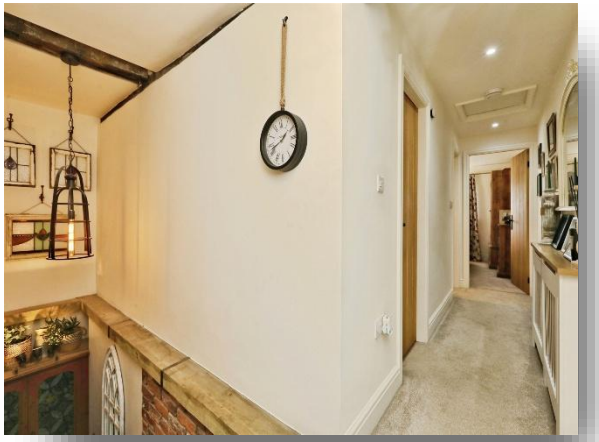
Ryecroft, Church Street, Bawtry, Doncaster

Characterful Cottage, improved and renovated to a high standard with attention to detail. Retaining many features the spacious accommodation has a lovely mix of quaint and modern. The Courtyard is exceptional, ambient lighting throughout, Garage & Parking at the rear - Church Views.













Lounge
Cosy lounge with many features including exposed brick to wall, beam above the fireplace which allows for both gas and an open fire, recessed with internal tiling. The alcoves and understairs areas have been cleverly adapted for storage. Front facing double glazed window and entrance door, stairs upto the first floor and central heating radiator.

Kitchen
This unique kitchen has been commissioned by the vendor and has a range of storage including to the breakfast bar and bespoke pantry. Again the use of space has been thoughtfully planned.
Belfast sink is inset to the worksurfaces, plumbing for a dishwasher and space for a cooking range.
Access to the utility cupboard and downstairs wc, open plan to the dining and seating area, recessed lights to the ceiling.

Seating & Dining Area
Light and Airy with doors leading out to the garden and a picture window. Tv aerial, central heating radiator and wooden floor leading through from the kitchen.

Utility
Leading off from the kitchen, this utility cupboard keeps everything tidy away from the kitchen with plumbing and space for both a dryer and washing machine.

Cloakroom
Exposed brick to one wall, wc and basin and useful storage cupboard, extractor fan.

First Floor
Exposed beams and feature mantle, concealed radiator and loft access, recessed lights to ceiling.

Bedroom One
Double Room: With two front facing double glazed windows, panelling to one wall and a wooden floor. Radiator behind cupboard, tv aerial and feature beam to ceiling.

Bedroom Two
Double Room: With a rear facing double glazed window and central heating radiator.

Bedroom Three/Dressing Room
Currently utilised as a dressing room with a rear facing double glazed window and central heating radiator.

Bathroom
Spacious bathroom with a side facing double glazed window. Good sized shower cubicle with rain head shower and contemporary tiling. Freestanding bath with shower attachment, basin and low flush wc. Feature panelling to the walls, tiled floor and towel rail, extractor fan and coordinating mirror with lighting. Useful storage cupboard housing the central heating boiler.

External - Garage & Parking
To the front elevation the property has been upgraded with lighting to the eaves.
At the rear of the property there is a open garage with feature wooden King Posts extending to form a parking space to the front, sensor lighting and dusk to dawn lights.
Gated access leads through to a mediterranean style courtyard with planting and zoned areas which enjoy ambient lighting throughout the evening.
Porcelain floor with feature tiling and covered outdoor kitchen area raised seating area with lighting close to the house and a water feature along with outside electrics and cctv.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ryecroft, Church Street, Bawtry, Doncaster

- Most Impressive Character Home
- Delightful Courtyard Garden
- Garage & Parking to the rear
- Lounge, Kitchen & Open Plan Dining & Seating Area
- Utility Room, Cloakroom, Spacious Bathroom

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

offers in the region of

£380,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108469

The Property Ombudsman

Property Ref:
BWY108469 - 0006

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