







**A FABULOUS DETACHED PROPERTY WITHIN A QUIET STREET WHICH BENEFITS FROM FOUR BEDROOMS AND BEAUTIFUL DECOR.** This delightful spot in Auckley located on a recent residential development within easy reach of Doncaster Robin Hood Airport and other transport links such as the M18 and A1M. This is worthy of an internal inspection and you will not be disappointed when you view the standard of the accommodation. In brief this beautiful home comprises of entrance hallway, WC, living room, kitchen/dining area, extended sitting area off the kitchen/diner, utility room, stairs, landing, master bedroom with en-suite shower room, three further spacious bedrooms, family bathroom, integral garage, off street parking on the driveway, front/rear gardens and a summerhouse. **SIMPLY STUNNING FAMILY HOME IN A SOUGHT AFTER LOCATION.**

#### **ENTRANCE HALL**

6' 6" x 18' 4" (1.99m x 5.60m) On entering this delightful family house via the front facing double glazed door to the entrance hallway, you will not be disappointed by the decor, with stairs leading to the first floor, radiator, storage cupboard and door to the WC.



#### **WC**

3' 4" x 5' 8" (1.02m x 1.75m) Benefitting from a low flush WC, wash hand basin, partially tiled splash back, radiator and an extractor fan.

#### **LIVING ROOM**

10' 4" x 17' 6" (3.15m x 5.35m) Beautiful bright reception space with front facing double glazed bay window and two radiators.



### **KITCHEN/BREAKFAST AREA**

19' 8" x 9' 4" (6.01m x 2.85m) Lovely open plan kitchen/breakfast area which opens up into the extended sitting/dining space at the rear of the property, fabulous fitted kitchen with matching units at both eye and base level, square edge work surfaces incorporating a single bowl sink, breakfast bar, integrated fridge/freezer, integrated dishwasher, space for a freestanding cooker with gas hob, extractor hood above, space for a wine cooler, open arch to the extended sitting area, door to the utility room and two radiators.

### **EXTENDED SITTING/DINING AREA**

10' 3" x 12' 8" (3.14m x 3.88m) Stunning room with wall mounted Smeg feature fire, great views of the garden via the rear/side facing double glazed windows and rear facing double glazed doors lead to the garden area.

### **UTILITY ROOM**

6' 1" x 7' 5" (1.86m x 2.27m) With rear facing double glazed door to the garden, boiler unit housed in matching cupboard, base level storage cupboard with plumbing for a washing machine, space for a tumble dryer, square edge work surfaces and an extractor fan.

### **STAIRS**

Leading from the ground floor entrance hallway to the first floor landing.

### **LANDING**

9' 7" x 6' 10" (2.93m x 2.10m) Providing access to all bedrooms/bathroom, with loft access point and a storage cupboard.



### **MASTER BEDROOM**

15' 3" x 8' 4" (4.67m x 2.55m) Fantastic master bedroom with two fitted wardrobes, door to the en-suite shower room, two front facing double glazed windows and a radiator.

### **ENSUITE**

6' 0" x 7' 3" (1.85m x 2.23m) Beautifully presented en-suite with shower cubicle, wash hand basin, low flush WC, heated towel radiator, partially tiled walls, tiled flooring, extractor fan and a side facing double glazed frosted window.











#### **BEDROOM**

8' 8" x 11' 8" (2.66m x 3.57m) Spacious second bedroom with front facing double glazed window, fitted wardrobes and a radiator.

#### **BEDROOM**

8' 11" x 10' 7" (2.73m x 3.25m) Positioned at the rear of the property with rear facing double glazed window and a radiator.

#### **BEDROOM**

9' 6" x 10' 2" (2.90m x 3.11m) The smallest of the four bedrooms with rear facing double glazed window and a radiator.



#### **BATHROOM**

5' 7" x 6' 4" (1.71m x 1.94m) Fabulous bathroom with four piece suite comprising of low flush WC, wash hand basin, bath, separate shower cubicle, tiled flooring, partially tiled walls, extractor fan and a rear facing double glazed frosted window.

#### **FRONT GARDEN**

Small lawned area with a mixture of shrubs and provides open access to the driveway.

#### **DRIVEWAY & GARAGE**

Providing off street parking for two cars on the driveway and a single integral garage.

#### **REAR GARDEN & SUMMER HOUSE**

Beautifully landscaped rear garden with astro turf area, raised decking, paved path, paved patio with pergola, fence enclosure and summer house is included.





