



1 Huxterwell Drive, Doncaster, DN4 8TF
£380,000 Freehold



Huxterwell Drive, Balby

4 Bedrooms, 2 Bathroom

£380,000

- Four bedroom detached home
- Garage and Driveway
- Large extension providing additional living space
- Spacious family kitchen
- Two bathrooms
- Very popular location
- Close to amenities

A rare opportunity to purchase a deceptively large four bedroom detached house sitting in a quiet Cul-de-Sac in a very popular area of Doncaster. Located close to good local amenities, excellent commuter routes and schools.

The property has been sympathetically extended and now offers a substantial living space with a degree of flexibility.

Briefly comprising of a large dual aspect kitchen diner, a generous living room, WC and generous family room on the

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ground floor.

Located on the first floor is the master bedroom with ensuite shower room, three further double bedrooms, all with fitted wardrobes and a wow factor family bathroom.

Outside the rear of the property there is a walled family garden with a summerhouse. To the side of the house there is a large patio and access to the garage. To the front of the property there is a driveway for off street parking, access to the garage and a lawned area.

Early viewing is recommended to appreciate the space this substantial home has to offer

LIVING ROOM 20' 5" x 11' 3" (6.23m x 3.44m) A generous dual aspect living room living room with French doors leading into the family room.

KITCHEN/DINER 22' 8" x 15' 6" (6.93m x 4.74m) A spacious kitchen / Diner, with a range of Oak effect wall and base units, complemented with black worktops. There is a double oven and gas hob, space

for a large fridge/ freezer, an integrated dishwasher and plumbing for white goods. A large front facing bay window allows plenty of natural light and is the perfect setting for the family dining table.

FAMILY ROOM 9' 8" x 26' 6" (2.96m x 8.09m) A multifunctional additional living space to the rear of the property is a perfect family entertaining room with bi-folding doors leading out to the garden. A second set of bi-folds open onto the large patio.

WC 3' 6" x 4' 8" (1.08m x 1.43m) Ground floor WC .

MASTER BEDROOM 13' 6" x 9' 7" (4.12m x 2.94m) An attractive master bedroom with a range of fitted wardrobes and ensuite shower room

ENSUITE 4' 10" x 5' 7" (1.48m x 1.72m) Ensuite to the master bedroom with walk in shower wc and sink basin

BEDROOM 12' 6" x 10' 3" (3.83m x 3.13m) Second double bedroom with fitted wardrobes

BEDROOM 10' 2" x 9' 7" (3.12m x 2.94m) Third double bedroom with fitted wardrobes.

BEDROOM 11' 0" x 8' 5" (3.36m x 2.57m) Fourth double bedroom with fitted wardrobes.

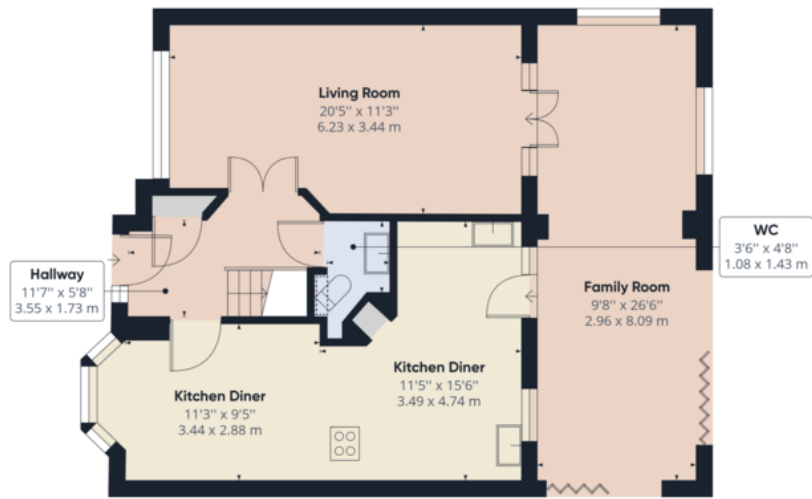
BATHROOM 5' 4" x 7' 11" (1.64m x 2.42m) A wow factor contemporary family bathroom with a white air bath with LED lighting and a large walk in shower. The bathroom also benefits from under floor heating

GARAGE An attached single garage

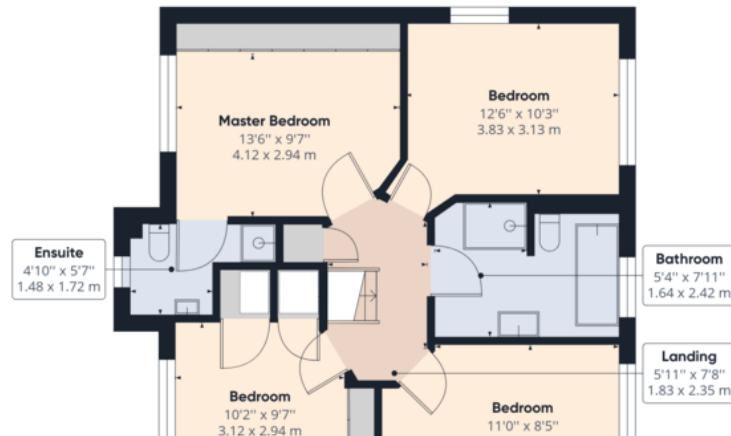








Ground Floor Building 1



Approximate total area⁽¹⁾
1546.82 ft ²
143.70 m ²
Reduced headroom
1.80 ft ²
0.17 m ²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to

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