



4 Village Street, Doncaster, DN6 7AD
Offers In Excess Of £350,000 Freehold


MARTIN&CO

Village Street, Adwick-Le-Street

4 Bedroom 2 Bathroom Detached

Offers In Excess Of £350,000

- Deceptively Large Four Bedroom Detached
- Quiet Cul-De-Sac Location
- Very popular location
- Close to good local amenities
- Close to good schools
- Close to excellent commuter links

A rare opportunity to purchase a substantial executive family home located in a private cul-de-sac in a very popular village in Doncaster. Adwick-le-Street sits on the edge of some beautiful Yorkshire countryside, close to good schools, local amenities and excellent commuter routes. This substantial and beautifully presented property briefly comprises of a lounge, kitchen diner, conservatory, office, WC and double garage with utility area on the ground floor.

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Located on the first floor is a master bedroom with ensuite shower room and fitted wardrobes, three further double bedrooms and family bathroom. Outside there is a generous rear garden with a large patio area. To the front there is a garden area planted with mature shrubs, a driveway for off street parking and a lawn area.

LOUNGE 11' 10" x 18' 0" (3.62m x 5.50m) A well proportioned sitting room with a feature fireplace and a front facing bow window. Double doors open into the kitchen diner

KITCHEN/DINER 26' 9" x 9' 8" (8.17m x 2.97m) A spacious kitchen diner with a range of pale green shaker style wall and base units with complementary wood effect worktops. The addition of an integrated dishwasher, induction hob, stainless steel and black oven and an extractor fan enhances the sleek and modern appearance. There is plenty of room for a large family dining table. Two sets of double doors open into the lounge and conservatory

CONSERVATORY 10' 9" x 12' 11" (3.28m x 3.96m) A multifunctional additional living room benefitting from views of the well manicured rear garden

WC 3' 3" x 6' 1" (1.01m x 1.87m) A ground floor WC with hand basin

OFFICE 6' 6" x 8' 2" (2.00m x 2.49m) A very useful home office

DOUBLE GARAGE 15' 8" x 17' 10" (4.78m x 5.44m) A large double garage with very useful utility area. There is plenty of room for additional storage in the second level storage area. There is also an electric up and over garage door

MASTER BEDROOM 11' 11" x 11' 3" (3.65m x 3.45m) A light and airy master bedroom with a range of fitted wardrobes and ensuite shower room (Measurements to wardrobe)

ENSUITE 4' 10" x 8' 0" (1.48m x 2.44m) Ensuite shower room to the master bedroom with a WC, hand basin and large walk-in-shower and heated towel rail

BEDROOM 2' 9" 7" x 14' 9" (2.93m x 4.50m) A generous double bedroom benefitting from views over the rear garden

BEDROOM 3' 9" 2" x 9' 11" (2.81m x 3.03m) A third double bedroom

BEDROOM 4' 9" 4" x 8' 3" (2.86m x 2.52m) A fourth double bedroom

BATHROOM 7' 6" x 9' 11" (2.30m x 3.04m) A contemporary family bathroom with WC hand basin bath with over bath shower and heated towel rail









Approximate total area⁽¹⁾
 1116.31 ft²
 103.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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