



## **Brookfield Mews, Doncaster, South Yorkshire**

**Downstairs WC | Open Plan Kitchen Diner | Ensuite master bedroom | Off-road parking for multiple cars | Large rear garden | Guide Price £425,000 - £450,000 | Solar Panels Installed | 2 Separate Living Areas**

**Asking Price: £425,000 (Guide Price)**



# Brookfield Mews, Doncaster, South Yorkshire

## DESCRIPTION

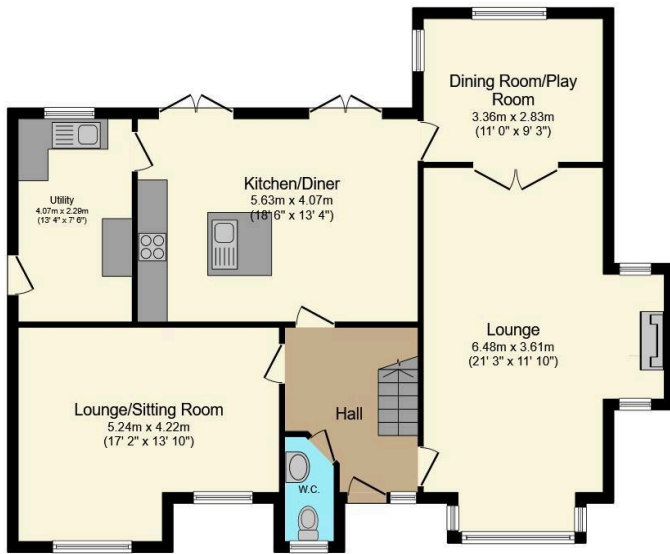
Guide Price £425,000 - £450,000 As you step into the spacious hallway, you immediately sense the magnificence of this property. To the left is a convenient downstairs WC, adjacent to this is the inviting lounge area, perfect for relaxation and entertaining. On the right side of the hallway, another lounge area awaits, seamlessly connected to a versatile space that can serve as a playroom for the kids or a dining room for hosting dinner parties. This flexible layout caters to your family's diverse needs and lifestyle. Across the hallway, the heart of the home beckons—an exquisite kitchen diner adorned with modern fixtures and a central island, ideal for culinary enthusiasts and gatherings. Beyond the kitchen lies a convenient utility room, ensuring practicality in managing household chores. Ascend the captivating spiral staircase to the upper level, where the master bedroom awaits. This luxurious sanctuary features its own ensuite bathroom, offering privacy and comfort. Additionally, three generously sized double bedrooms and a charming single bedroom provide ample space for family members or guests. The family bathroom is a haven of relaxation, boasting both a standing shower and a separate bath for indulgent soaks. Every detail is designed with your comfort and enjoyment in mind. Outside, a large rear garden awaits, promising endless outdoor enjoyment during warmer months—perfect for al fresco dining, gardening or simply unwinding in nature's embrace. The front of the property boasts a driveway capable of accommodating multiple vehicles, ensuring convenient off-road parking. Conveniently situated near a local school and within easy reach of nearby shops and restaurants, this home offers a lifestyle of convenience and connectivity. Don't miss the opportunity to make this exceptional property your own—a perfect blend of comfort and functionality in a sought-after location. Arrange your viewing today and step into the lifestyle you've always dreamed of!



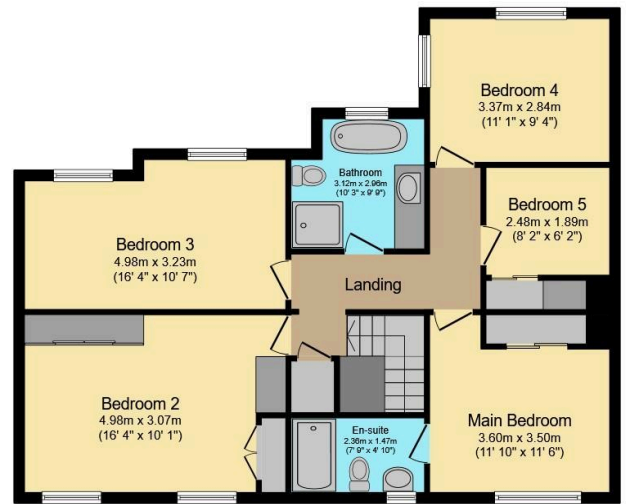








**Ground Floor**  
Floor area 102.0 m<sup>2</sup> (1,098 sq.ft.)



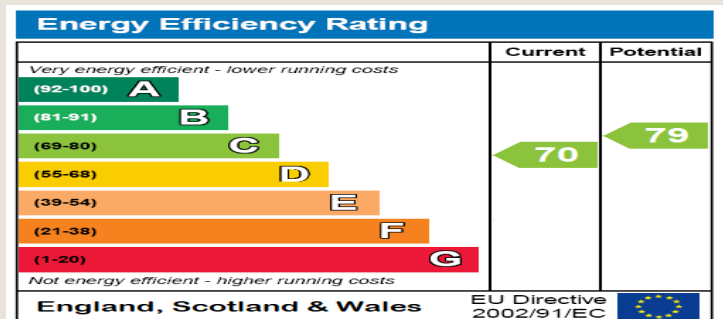
**First Floor**  
Floor area 87.6 m<sup>2</sup> (943 sq.ft.)

TOTAL: 189.6 m<sup>2</sup> (2,041 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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