



**Highfield Road, Doncaster, DN6 0LG**  
Offers In Excess Of £380,000 Freehold



## Highfield Road, Askern

4 Bedrooms, 2 Bathroom

Offers In Excess Of £380,000

- Four Bedroom detached bungalow
- Large garden
- Off road parking
- Private location
- Close to local amenities
- Ground source heat pump
- Good transport links

This stunning and deceptively large four bedroomed detached bungalow sits in substantial and well-manicured gardens in the semi-rural area of Askern. The property benefits from its own solar panels, which reduce energy bills and provide a small income and a ground source heating system which provides a house that is extremely energy efficient.

%epcGraph\_c\_1\_363%



Briefly comprising of a large multifunctional sun room, a well-appointed modern kitchen, large family lounge, three double bedrooms, a family bathroom and a large hallway on the ground floor. Located on the first floor is the master suite with a double bedroom, storage and a stunning shower room.

Outside, the property sits in a substantial south facing plot in the corner of a quiet cul-de-sac.

Early viewing is recommended to appreciate the size, style and space this unique property has to offer.

There is also an opportunity to purchase a separate building plot with full planning permission for a two bedroom new build. Please call the office for more information

**SUNROOM** 9' 2" x 30' 7" (2.79m x 9.32m) A large multifunctional room with fantastic views over the substantial family gardens.

**LOUNGE** 11' 11" x 18' 4" (3.63m x 5.59m) A

generously proportioned lounge with a window overlooking the front garden. Double doors open into the sun room.

**KITCHEN** 11' 9" x 11' 10" (3.60m x 3.61m) Opening into the sun room the kitchen is appointed with a range of modern white wall and base units complemented with quartz worktops. Also benefits from an extractor fan, attractive range cooker and an American style fridge/freezer.

**MASTER BEDROOM** 11' 6" x 12' 7" (3.51m x 3.84m) Located on the first floor, the master bedroom with built in storage has stunning views over the well-manicured gardens. There is plenty of additional storage.

**SHOWER ROOM** 4' 7" x 9' 2" (1.4m x 2.79m) A first floor shower room with a large walk-in shower, wash basin and WC

**BEDROOM** 8' 10" x 8' 11" (2.69m x 2.72m) A double bedroom on the ground floor.

**BEDROOM** 8' 11" x 12' 0" (2.74m x 3.66m) A double bedroom on the ground floor.

**BEDROOM** 8' 11" x 8' 11" (2.74m x 2.72m) A double bedroom currently being used as an office.

**BATHROOM** 6' 11" x 8' 4" (2.11m x 2.54m) An attractive family bathroom with a three piece white bathroom suite and a separate walk in shower.

**OUTSIDE SPACE** The property is surrounded by well manicured lawns, there is off road parking benefitting from an EV charger, a pond and the use of outbuildings. The bungalow is also surrounded on two sides with wood decking. You will gain privacy from the mature shrubs that surround the property boundary.









Ground Floor



Approximate total area<sup>(1)</sup>

1372.72 ft<sup>2</sup>  
127.53 m<sup>2</sup>

Reduced headroom

21.53 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR  
T: 01302 343 494 • E: doncaster@martinco.com

# 01302 343 494

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

