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morfittsmith**

**Beckfield Rise  
Auckley  
Doncaster  
DN9 3FP**



**A grand detached family home finished to an immaculate standard: Beckfield Rise.**

This immense property has been lovingly maintained with no expense spared on every possible improvement.





### Time to explore:

Beckfield Rise can be found in the delightful village of Auckley to the east of Doncaster town centre. This is a lovely spot with a range of green spaces nearby, including the Hayfield Lakes, the Warren golf course, and the fabulous Yorkshire Wildlife Park. The property itself even backs onto a large field. The wide range outdoor activities are not at the expense of Auckley's connectivity, however. New link roads offer quick access to the A1, M18 and M1, making this an ideal spot for getting around the local area and beyond. There is even the Doncaster Sheffield Airport close by. You will find a wealth of popular shopping and dining options and the village is even in the catchment area of some excellent schools. Beckfield Rise comes with a long resin driveway leading to a particularly broad double garage, giving you boundless freedom to commute and explore.



## Step inside your new home:

Beckfield Rise opens into an airy hallway with a real sense of light and space. To the right is a generous snug ideal for relaxing in the evenings. To the left is a handy downstairs WC and a practical office. Next is the elegant living room, afforded true tranquillity thanks to the convenience of the snug. This is a vast space with plush carpet and ample room for furniture. At the end of the hall, you enter into the enormous open-plan kitchen/diner. This impressive room has luxurious modern fittings throughout, as well as smart integrated features such as the wine cooler and six-burner gas hob. There is a large kitchen island and room for a generous dining table, affording you space for family life. From here you can access additional storage and the practical utility room. French doors lead into the luscious green garden, comprising a courtyard for relaxing and dining, an extensive artificial lawn, and even an outdoor kitchen complete with electric. Upstairs are five substantial double bedrooms, two with immaculate en-suite bathrooms. Each room is decorated to an extraordinarily high standard, many including integrated wardrobes or desks. A pristine family four-piece suite completes the first floor of this dazzling home.



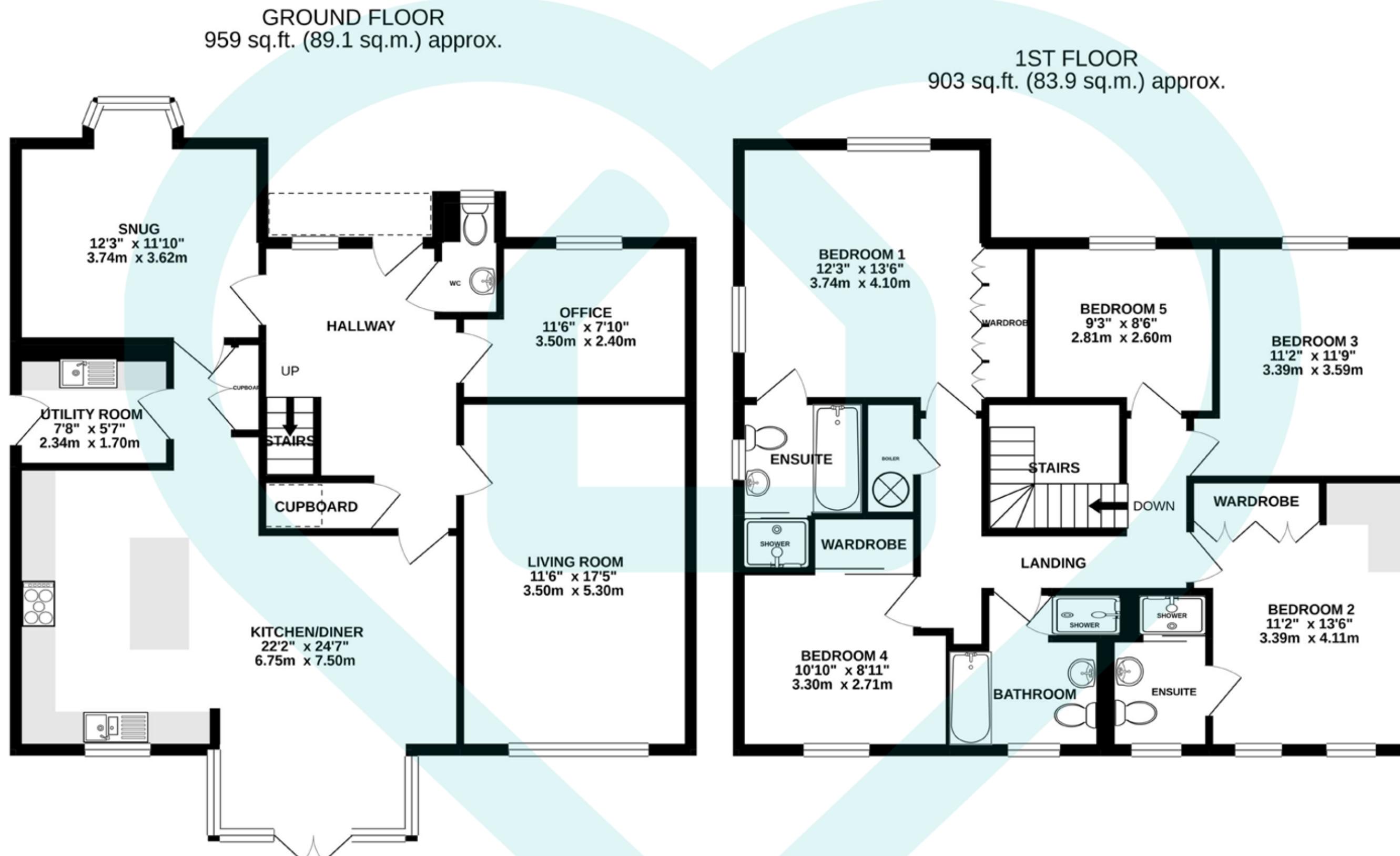








GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (172.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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