



## High Street Campsall, Doncaster, DN6 9AF Guide Price £425,000

GUIDE £425,000 - £450,000 - A superb larger style family home occupying an elevated position within the sought after rural village of Campsall. Lying within easy reach of local A1 motorway networks, reputable schools, Campsmount Academy and relaxing recreational walks. The accommodation comprises: inviting hall, cloaks/wc, formal lounge with a cottage style feel, multi fuel burning fire and French doors to the rear patio, separate dining room, snug/home office, contemporary kitchen leading to a breakfast room and additional utility. To the first floor there is a stunning master bedroom with fitted wardrobes and stylish ensuite with walk in shower, 3 further generous bedrooms and a contemporary fully tiled luxurious bathroom. Outside there is parking for at least 3 vehicles, double garage thereafter and side access to a larger than average garden with two patios and fencing to the boundaries. Mature trees to the rear offer a high degree of privacy.

- 4 bedroom executive detached
- Cottage style lounge with wood burning stove
- Modern kitchen with added breakfast room
- Utility and separate cloaks/wc
- High degree of privacy to the rear
- Generous gardens and ample parking
- Double garage
- Quality fitted wardrobes to master
- Luxurious ensuite and family bathroom
- A1 motorway network nearby

### Viewing

Please Contact our RH Tickhill Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





Floor Plan



Area Map



Energy Efficiency Graph



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