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PORTFOLIO
for sale
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www.williamhbrown.co.uk

Gate House Lane, Auckley Doncaster


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h brown

welcome to

Gate House Lane, Auckley Doncaster

GUIDE PRICE £400,000-£425,000. This charming three bedroom detached family home has parking for over six cars and is situated close to Walker's nursery and garden centre. The property has a beautiful landscaped rear garden, a garage/workshop, an impressive breakfast kitchen and garden room.



Entrance Porch

With a side facing exterior door, a front facing double glazed window, tiled flooring and access through to the lounge.

Lounge

With a front facing double glazed window, coving to the ceiling, stairs which rise to the first floor, a feature log burner and a central heating radiator.

Family Room

With a front facing double glazed window, coving to the ceiling, feature beams to the ceiling, a central heating radiator and a brick insert chimney breast.

Breakfast Kitchen

A stunning breakfast kitchen which is fitted with a range of base units with coordinating work surfaces housing the composite 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor hood above, an integrated dishwasher and an eye level electric oven and grill. There is tiled flooring, coving and spotlights to the ceiling, splashback tiling, a column style central heating radiator, a rear facing double glazed window and access through to the pantry.

Pantry

There is a work surface with space for a fridge-freezer and fitted shelving.

Inner Lobby

With tiled flooring, coving to the ceiling, panelling to the walls, a side facing door leading out to the rear garden and access through to the utility, ground floor WC and garden room.

Utility Room

With panelling to the walls, spotlights to the ceiling, plumbing for a dryer and tiled flooring.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, coving to the ceiling and tiled flooring.

Garden Room

With a rear facing double glazed window, side facing French doors which lead out to the rear garden, spotlights and coving to the ceiling.

First Floor Landing

With a front facing double glazed window, a central heating radiator, picture rail, coving to the ceiling, useful storage cupboards and access to the loft.

Bedroom One

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a corner shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

Bedroom Two

With a front facing double glazed window, coving to the ceiling, a central heating radiator and feature panelling to one wall.

Bedroom Three

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

A spacious bathroom suite with steps down which is fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a freestanding roll edge claw foot bath with mixer tap. There is partial tiling to the walls and floor with underfloor heating, downlights to the ceiling, a heated towel rail and a rear facing double glazed window.

Outside

The property is set back with an extensive driveway which allows off road parking for over six cars and leads to the garage/workshop with a right of access. To the rear of the property there is an enclosed landscaped garden with Indian stone patio, a decked patio with gazebo ideal for entertaining, lawned area, outdoor bbq and power. There is access to the rear garage/workshop.

Garage / Workshop

With a front facing exterior door and a side facing courtesy door to the garden.



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Gate House Lane, Auckley Doncaster

- GUIDE PRICE £400,000-£425,000
- USEFUL PANTRY, UTILITY AND GROUND FLOOR W.C.
- STUNNING BATHROOM
- EN-SUITE TO MASTER BEDROOM
- COTTAGE STYLE DETACHED FAMILY HOME

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£400,000-£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126729 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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