



**Doncaster Road, Harlington Doncaster DN5 7HT**

**welcome to**

**Doncaster Road, Harlington Doncaster**

A STATEMENT HOME IN THE HEART OF HARLINGTON! An exceptional executive residence in highly sought-after village. Boasting over 2,600 sq ft of luxurious accommodation, stunning open-plan living, extensive gardens, generous parking & superb access to countryside walks & commuter links.



### **Main Entrance Hall**

A welcoming entrance hall accessed via a front facing composite entrance door, with a side facing uPVC door providing additional access. The hall benefits from a central heating radiator and a useful built in storage cupboard housing the combi boiler, offering practical storage solutions.

### **Entrance Hall**

A beautiful and neutrally decorated entrance hall featuring an open staircase, creating a light and spacious feel. Having a side facing double glazed uPVC window and two central heating radiators, this welcoming space provides access to the principal ground floor accommodation.

### **Downstairs W.C**

Fitted with a two piece suite comprising a low flush W.C. and hand wash basin. Having a side facing double glazed uPVC window and an electric radiator.

### **Lounge**

A beautifully presented lounge enjoying a warm and cosy atmosphere, centred around a charming multi fuel burner. Open plan to the dining room, creating an excellent space for both everyday living and entertaining. Benefiting from two sets of French doors opening onto the rear garden, a side facing double glazed uPVC window and two central heating radiators. The tasteful décor further enhances the inviting feel of this superb living space.

### **Dining Room**

Open plan to the lounge, this well proportioned dining room offers an ideal space for family meals and entertaining. Benefiting from a side facing double glazed uPVC bow window, allowing plenty of natural light to flow through, and a central heating radiator. The open layout creates a seamless connection with the lounge, enhancing the sense of space throughout the home.

### **Family Room**

A versatile family room benefiting from side facing French doors providing access to the outside space

and a central heating radiator. Offering flexibility to suit a variety of needs, this bright and inviting room would make an ideal sitting room, playroom, home office or additional reception space.

### **Kitchen / Diner / Snug**

An impressive open plan kitchen, dining and snug area forming the heart of the home, beautifully designed for modern family living and entertaining. The kitchen is fitted with a range of wall and base units complemented by a central island with seating. Integrated appliances include a hob, oven, microwave, dishwasher and washing machine, with additional space for a fridge/freezer. Benefiting from front and side facing double glazed uPVC windows, four Velux windows and French doors opening onto the rear garden, allowing an abundance of natural light to flood the space. Further enhanced by a useful pantry, this exceptional room offers a stylish and highly functional living environment.

### **Landing**

A spacious landing providing access to the first floor accommodation. Benefiting from a useful built in storage cupboard, offering practical storage space and helping to keep the area neat and clutter free.

### **Bedroom One**

A beautifully presented and neutrally decorated principal bedroom, enjoying plenty of natural light from side and rear facing double glazed windows. The room benefits from a central heating radiator and fitted wardrobes, providing excellent storage whilst maintaining a spacious and relaxing atmosphere.

### **En Suite**

A generously sized en suite fitted with a bath and separate shower cubicle, hand wash basin with vanity unit and a low flush W.C. Benefiting from side and rear facing double glazed uPVC windows, allowing for plenty of natural light, and a central heating radiator. A spacious and well appointed suite, ideal for modern family living.

### **Bedroom Two**

A spacious double bedroom benefiting from a side facing double glazed uPVC window, allowing for plenty of natural light. The room also features a central heating radiator and fitted wardrobes, providing excellent storage whilst maintaining a comfortable and well proportioned living space.

### **Bedroom Three**

A well presented bedroom benefiting from a side facing double glazed uPVC window, providing plenty of natural light. The room also features a central heating radiator and fitted wardrobes, offering excellent storage and making it an ideal double bedroom, guest room or home office.

### **Bedroom Four**

A well proportioned bedroom benefiting from a side facing double glazed uPVC window, allowing for plenty of natural light. The room also features a central heating radiator, creating a comfortable and versatile space that could be used as a bedroom, nursery, guest room or home office.

### **Shower Room**

A stylish shower room fitted with a walk in shower cubicle, vanity unit incorporating a hand wash basin and a low flush W.C. Benefiting from a side facing double glazed uPVC window and a central heating radiator. Well appointed and practical, this modern suite complements the accommodation perfectly.

### **Integral Garage**

A useful integral garage fitted with an electric up and over door to the front. Benefiting from power and lighting throughout, providing excellent storage space, workshop potential or secure parking. A practical addition to this impressive family home.

### **Outside**

To the front of the property is a gated driveway providing secure off road parking for multiple vehicles. The frontage offers both practicality and excellent kerb appeal, with ample space for family and visitor parking. The driveway also provides



***view this property online*** [williamhbrown.co.uk/Property/MXB120509](http://williamhbrown.co.uk/Property/MXB120509)



**welcome to**

## **Doncaster Road, Harlington Doncaster**

- Exceptional executive detached residence
- Highly sought-after Harlington village location - yet with excellent access to Doncaster, schools, motorway links, country walks, pubs & restaurants
- Finished to an extremely high standard - meticulously finish in every single room
- Stunning open-plan breakfast kitchen with island. Magnificent lounge/dining room & separate family room
- Four generous bedrooms, including a luxurious en-suite principal suite

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB120509](http://williamhbrown.co.uk/Property/MXB120509)



Property Ref:  
MXB120509 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**