



High Street, Doncaster , DN6 9AF
£450,000 Freehold


MARTIN & CO

High Street, Campsall

4 Bedrooms, 2 Bathroom

£450,000

- Four Bedrooms.
- Detached.
- Double Garage.
- Driveway.
- Large Rear Garden.
- Quiet Cul-De-Sac Location.
- Master Bedroom with En-Suite.

A rare opportunity to purchase a substantial executive home located on the outskirts of the highly regarded village of Campsall. The property briefly comprises of a lounge, second reception room/office, dining room, kitchen with breakfast room, utility room and WC on the ground floor. Located on the first floor is the master bedroom with ensuite shower room, three further double bedrooms and a wow factor family bathroom.

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Outside to the rear of the property there is a generous garden that has been laid to lawn and planted with mature shrubs. There is a large patio adjoining the house. To the front of the property there is a driveway for off street parking and a double garage with electric garage door. There is also a generous lawned area to the front of the property

Early viewing is recommended

LIVING ROOM 19' 8" x 14' 10" (6.00m x 4.54m) A stunning dual aspect living room with a feature fireplace with multi fuel burner. Patio doors open into the generous rear garden

HALLWAY 9' 6" x 12' 1" (2.90m x 3.69m) A generous and welcoming entrance hall

OFFICE 9' 8" x 8' 0" (2.97m x 2.44m) A second reception/home office

DINING ROOM 9' 9" x 13' 5" (2.99m x 4.09m) A generous dining room with patio doors opening into the

rear garden

KITCHEN 9' 6" x 14' 1" (2.91m x 4.31m) An attractive kitchen with a range of cream wall and base units complemented with brown worktops. The addition of an induction hob, extractor fan, a stainless steel eye level double oven integrated fridge and freezer and a wine cooler enhance the modern appearance. The kitchen opens into a breakfast room.

BREAKFAST ROOM 7' 3" x 10' 2" (2.21m x 3.11m) Opening from the kitchen with plenty of space for a dining table and additional storage units

WC 5' 9" x 3' 8" (1.75m x 1.12m) A modern fitted WC on the ground floor.

UTILITY ROOM 9' 10" x 7' 5" (3.02m x 2.27m) A useful utility area fitted with grey wall and base units. Also benefits from plumbing for a washing machine and space for a tumble dryer.

GARAGE 18' 1" x 18' 3" (5.53m x 5.57m) A generous double garage with additional storage

MASTER BEDROOM 11' 7" x 12' 1" (3.54m x 3.69m) (Measurements to wardrobes)
A generous master bedroom with a range of fitted wardrobes and ensuite shower room

ENSUITE 9' 11" x 3' 11" (3.04m x 1.20m) With hand basin, WC and large walk-in-shower

BEDROOM 10' 0" x 8' 9" (3.06m x 2.69m) A double bedroom

BEDROOM 9' 11" x 13' 6" (3.04m x 4.13m) A generous rear facing double bedroom

BATHROOM 7' 10" x 12' 0" (2.40m x 3.68m) A wow factor family bathroom with bath, WC, hand basin and large walk-in-shower

LANDING 9' 4" x 14' 11" (2.87m x 4.56m) A generous



gallery landing







Ground Floor



Approximate total area⁽¹⁾

2014.56 ft²
187.16 m²

Reduced headroom

8.02 ft²
0.75 m²

(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.

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