



**Brookvale High Street, Arksey Doncaster**



**welcome to**

**Brookvale High Street, Arksey Doncaster**

This gated four bedroom architect designed stone built detached family home is situated within grounds of its own with a range of spacious accommodation, an en-suite, a beautiful open plan living kitchen diner, a gated driveway and a double garage.



### **Entrance Hall**

With a front facing sealed unit door. There is a central heating radiator, laminate flooring and stairs which rise to the first floor landing.

### **Downstairs Bathroom**

Fitted with a low flush WC, a hand wash basin and a bath. With a central heating radiator, complimentary tiling and a rear facing obscure double glazed window.

### **Lounge**

13' 6" plus bay x 9' 8" ( 4.11m plus bay x 2.95m )  
With a front facing double glazed bay window and a side facing double glazed window providing an abundance of natural light. The focal point of the room is the feature fireplace which houses the electric fire. There is a central heating radiator and coving to the ceiling.

### **Dining Room**

13' 5" x 9' 1" ( 4.09m x 2.77m )  
A versatile second reception room which could also be used as a study or home office with a rear facing double glazed window and a central heating radiator.

### **Living Dining Kitchen**

28' x 11' 1" ( 8.53m x 3.38m )  
Fitted with a range of highly contemporary wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric double oven and a focal breakfast island ideal for dining. There is complimentary tiling, a central heating radiator, a pantry, laminate flooring and coving to the ceiling. With two side facing double glazed windows and French doors which give access to the garden.

### **Utility Room**

11' 1" x 5' 2" ( 3.38m x 1.57m )  
With a rear facing double glazed window. There is a central heating radiator, a stainless steel sink and drainer with complimentary work surfaces and plumbing for a washing machine.

### **First Floor Landing**

With a storage cupboard and a loft hatch.

### **Bedroom One**

17' 4" x 13' 6" ( 5.28m x 4.11m )  
A generous double bedroom with a front facing double glazed bay window. There is a range of fitted furniture, wall light points and a central heating radiator. With access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin fitted on a vanity unit with mixer tap and a shower cubicle with shower. There is full tiling to the walls, an extractor fan and a central heating radiator. With a rear facing obscure double glazed window.

### **Bedroom Two**

11' 11" plus fitted wardrobes x 11' 1" ( 3.63m plus fitted wardrobes x 3.38m )  
A double room with a rear facing double glazed window. There are fitted wardrobes providing a range of hanging and storage space and a central heating radiator.

### **Bedroom Three**

13' 5" x 9' 2" ( 4.09m x 2.79m )  
A double room with a rear facing double glazed window. There are fitted wardrobes providing a range of hanging and storage space and a central heating radiator.

### **Bedroom Four**

11' 2" x 9' 1" ( 3.40m x 2.77m )  
A double room with a rear facing double glazed window. There are fitted wardrobes providing a range of hanging and storage space and a central heating radiator.

### **Family Bathroom**

Fitted with a low flush WC, a wash hand basin and a bath with mixer tap, shower screen and shower attachment. There is full tiling to the walls, a useful storage cupboard and an extractor fan. With a side facing obscure double glazed window.

### **Outside**

The gated and boundary wall provides the property within privately enclosed grounds of its own with lawned gardens, a sweeping block paved driveway and patio area with a variety of shrubs and plants. With double electric gates at the front and an electric powered canopy with lights and summer house providing the ideal areas for alfresco dining and entertaining. The sweeping drive continues to the double garage while there is additional garden storage and path to the rear.

### **Double Garage**

17' 5" x 16' 10" ( 5.31m x 5.13m )  
Accessed by a remote electric door, the double integral garage has a door which provides access into the entrance hall and a rear facing double glazed window.



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## Brookvale High Street, Arksey Doncaster

- FOUR BEDROOM DETACHED STONE BUILT FAMILY HOME
- ARCHITECT DESIGNED SPACIOUS EXECUTIVE STYLE HOME
- OPEN PLAN KITCHEN DINER WITH FOCAL ISLAND
- GROUND FLOOR WC AND AN EN-SUITE TO MASTER BEDROOM
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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