



19 Beckfield Rise, Auckley, Doncaster, DN9 3FP

Offers in Region of £330,000

A beautifully appointed, modern, four bed roomed detached house situated within this desirable residential development.

Well located for excellent transport links including road, rail and within a short walk of Robin Hood Airport.

The generously proportioned tastefully appointed family sized accommodation boasts superbly fitted dining kitchen, master bedroom with en suite shower room, three further bedrooms and family bathroom.

Gas central heating and uPVC double glazed windows are installed.

Attractive low maintenance gardens.

Only by an internal inspection can the high standard of accommodation be appreciated.



GROUND FLOOR

Entrance Hall with part glazed entrance door with opaque glass, radiator.

Cloakroom with low level wc, pedestal wash basin with tiled splash back, radiator, extractor fan to wall, under stair storage cupboard.

Sitting Room 7' 9" x 9' 6" (2.37m x 2.9m) with radiator, telephone point, laminate floor covering.



Lounge 12' 3" x 17' 9" (3.74m x 5.42m) (measurements excluding the bay) with front facing bay window, laminate floor covering, 2 x radiators.



Dining Kitchen 20' 1" x 11' 4" (6.13m x 3.46m) (second measurement reducing to 9 ft 7'/measurements excluding bay) with a large rear facing bay window with uPVC double glazed French doors leading into the rear garden. The property is equipped with a generous range of luxury fitted kitchen units with attractive worktops, with an inset 1.5 bowl stainless steel sink unit, range of base cupboard units with kick space heater, built in dishwasher and incorporating split level cooker equipment comprising a six ring gas hob unit with stainless steel splash back and extractor hood over, a range of tall larder cupboards housing the built in oven and integrated fridge freezer, matching wall mounted cupboard units with concealed lighting below, radiator, inset spotlights to ceiling.



Utility Room 5' 4" x 8' 4" (1.63m x 2.54m) with matching base cupboard units with plumbing and recess for automatic washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, extractor fan to wall, part glazed rear entrance door leading into the rear garden.

FIRST FLOOR

Landing with spindled balustrade, access to loft, built in airing cupboard.

Front Master Bedroom 1 12' 3" x 13' 2" (3.74m x 4.02m) (measurements to the wardrobe fronts) with a range of fitted wardrobes with hanging space, television aerial point, radiator.



En-Suite with a quality white suite comprising tiled shower compartment with thermostatically controlled shower, pedestal wash basin, low level wc, part tiled walls, heated towel rail, electric shaver socket, extractor fan to ceiling, uPVC double glazed window with opaque glass.



Front Bedroom 2 13' 6" x 9' 6" (4.12m x 2.9m) with a range of quality fitted wardrobes with hanging space, radiator.



Rear Bedroom 3 12' 6" x 12' 6" (3.81m x 3.81m) (measurements reducing to 10 ft 3' & 9 ft 9' respectively) with a range of built in wardrobes with hanging space, radiator.



Rear Bedroom 4 7' 6" x 10' 3" (2.29m x 3.13m) with built in wardrobe with hanging space, radiator.



Bathroom 7' 6" x 8' 9" (2.29m x 2.67m) (overall measurement) with a luxury white suite comprising large panelled bath, tiled shower compartment with thermostatically controlled shower, pedestal wash basin, low level wc, part tiled walls, heated towel rail, extractor fan to ceiling, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies good sized attractive established gardens. There is a low maintenance front garden predominantly laid to decorative chippings with stone flagged footpaths. The adjacent driveway leads to the rear detached brick built garage. There is gated access to the attractive fence enclosed garden to the rear which is predominantly laid to artificial grass for ease of maintenance, with surrounding flower borders containing decorative chippings, stone flagged footpath and two large stone flagged paved patios. External lights. External cold water tap.



Garage with pitched and tiled roof, up and over door.



OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to JOHNSONS without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation. Call 01302 322121.

VIEWING: By arrangement with Johnsons.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

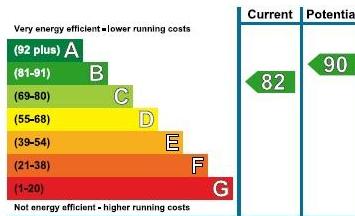
SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

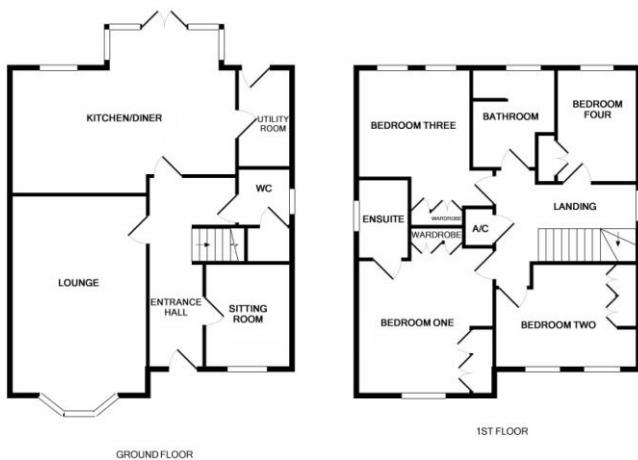
DIRECTIONS: The property is situated within this highly sought after residential development adjacent to Robin Hood Airport and can be approached by travelling from Doncaster along Bawtry Road. At the roundabout turn left onto Great Yorkshire Way, proceed in the direction of the airport taking the first turning left into Broad Lane and then turn left into Beckfield Rise. The property will be found at the head of the cul de sac identified by a For Sale board.

ENERGY PERFORMANCE

Energy Efficiency Rating: B 82 (90)



A full copy of the EPC is available upon request.
RA 22967 NH 05/08/19



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.