



Ashwater, Hall Road,
Stainforth, Doncaster, DN7 5JD

£225,000

Ashwater is an impressive larger than average four bedroom family home situated down a private road in a delightful position overlooking the Stainforth & Keadby Canal. To the ground floor there is a spacious entrance hall, integral garage, two bedrooms, shower room and utility room. To the first floor there is a landing, lounge with log burner, kitchen/diner, two further bedrooms and a bathroom.

Gas central heating and double glazing are installed, whilst outside there is a driveway providing off road parking for several cars and a rear garden with pleasant backdrop.

Viewing is essential to appreciate the overall size and position of this ideal family home.



GROUND FLOOR

Entrance Hall With double glazed entrance door, two radiators, stairs leading up to the first floor, door leading into the garage and double glazed rear entrance door.



Bedroom 3 10' 10" x 13' 0" (3.31m x 3.97m) With radiator, front facing double glazed window, coving and freestanding wardrobe.



Sitting Room/Bedroom 4 10' 9" x 17' 10" (3.28m x 5.44m) With laminate flooring, radiator, coving and double glazed French doors leading out to the rear garden.



Utility Room 15' 3" x 11' 10" max (4.65m x 3.61m max)

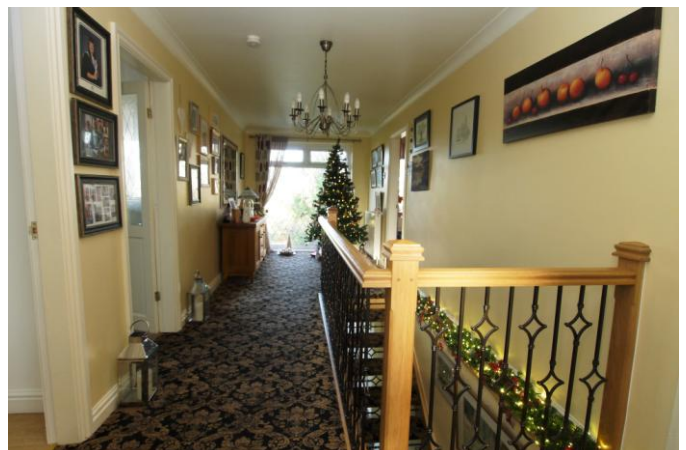
Having work surface with stainless steel sink, plumbing for a washing machine, space for a fridge freezer, radiator and double glazed French doors leading out to the rear garden.



Shower Room 5' 7" x 6' 8" (1.71m x 2.04m) Having a shower cubicle with electric shower, pedestal wash basin, low flush WC, full tiling, radiator, double glazed window and under floor heating.

**FIRST FLOOR****Landing**

With radiator, rear facing double glazed window, coving and loft hatch with pull down ladder leading to the part boarded loft.



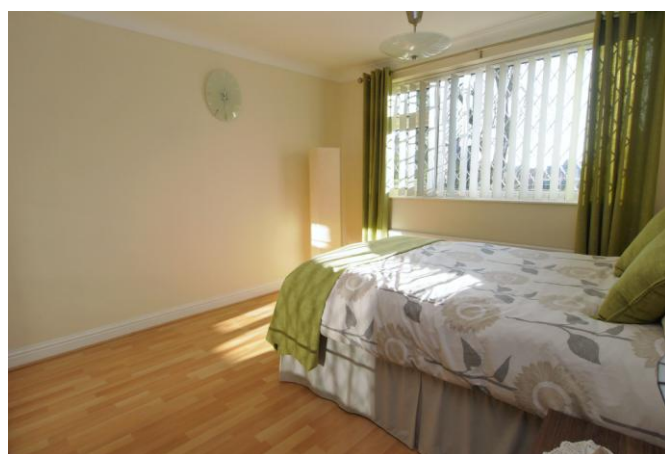
Lounge 15' 3" x 16' 0" (4.65m x 4.88m) Having a feature log burner with hearth, radiator, picture rail and rear facing double

glazed window.



Bedroom 2 10' 9" x 12' 10" (3.28m x 3.92m) With free standing wardrobe, radiator, laminate flooring, coving and front facing double glazed window.

Dining Kitchen 10' 9" x 17' 9" (3.28m x 5.42m) Having a range of fitted wall cupboards and base units incorporating a single drainer sink, electric cooker and space for a fridge freezer. There is a radiator, coving, side and rear facing double glazed windows.



Bathroom 7' 7" x 8' 2" (2.32m x 2.49m) Having a suite comprising a tiled bath, pedestal wash basin and low flush WC. There is a cupboard housing the central heating combination boiler, tiled walls and a double glazed window.



Bedroom 1 15' 2" x 14' 8" (4.63m x 4.48m) With walk in wardrobe, radiator, fitted dressing table, laminate flooring, coving and a front facing double glazed window.

OUTSIDE

Gardens

To the front there is a concrete driveway and pebbled garden with shrubs that provides further parking. There is side gated access to both sides to the rear garden with lawn, patio, pergola, flower/shrub borders and gate giving access to the canal.



Double Garage 15' 3" x 19' 9" (4.65m x 6.02m)
With double door entry, power sockets and pit.

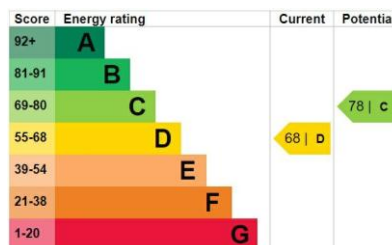
OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

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.

DIRECTIONS: Travelling into Stainforth from Barnby Dun along Doncaster Road follow the road right onto Church Road and then turn left onto Field Road. Bear left onto Water Lane and then left onto Bridge Hill immediately turning left onto Hall Road. The property will be found on the right hand side down a private driveway serving three houses to which the property is the first house to the left.

ENERGY PERFORMANCE

Energy Efficiency Rating: D 68 (78)

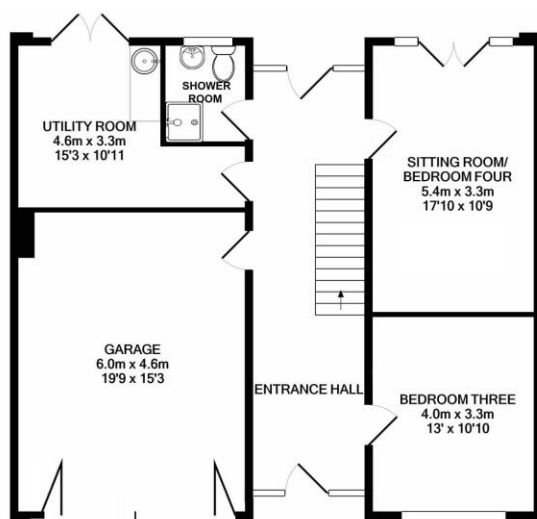


A full copy of the EPC is available upon request.
RA 23145 RC/DR 18/12/20

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.

VIEWING: By arrangement with Johnsons estate agents.

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 169.5 SQ.M. (1825 SQ.FT.) EXCLUDING GARAGE
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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

by RCJ Residential - rcjresidential.co.uk