

5 Bedroom(s), Detached House, Freehold

Birch Avenue, Auckley, Doncaster.



- 3D Virtual Tour Available
- Garage, EV Charger and Spacious Driveway
- Sizeable Rear Garden with Patio Area and Separate Building Used as a Gym
- Ground Floor W/C
- Master Bedroom with En Suite Bathroom

- Five Bedroom Detached Executive Family Home
- Popular and Private Location
- Open Plan Breakfast Kitchen Diner with Bifold Doors
- Dressing Room on the Third Floor
- En Suite to Second Bedroom

£450,000
For Sale

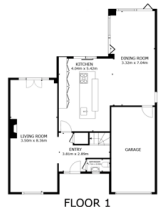
Book your viewing today Tel: 01302 247754

Owner's View

Our Beautifully Extended & Modernised 5-Bedroom Home. We've lovingly transformed this home into a spacious five-bedroom property, perfectly positioned for privacy within the estate. One of our favorite features is the open-plan kitchen and dining area, with stunning double five-fold doors that create a seamless indoor-outdoor living experience—ideal for entertaining family and friends. The garden has been completely redesigned, and the sizeable outbuilding has been a fantastic addition. We currently use it as a gym, but it would also make a great home office or summer house. A real highlight for us has been the master suite we created—it's a generous space with its own en-suite and a walk-in wardrobe, making it the perfect retreat at the end of the day. We've truly enjoyed living in this quiet and peaceful estate, with the local school just a short walk away. It's been a wonderful home for us, and we're excited for the next owners to make it their own

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 118.8 sqm FLOOR 2: 25.2 sqm FLOOR 3: 12.0 sqm
EXCLUDED AREAS: GARAGE: 25.6 sqm REDUCED HEADROOM 4.7 sqm
TOTAL: 205.4 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Entry



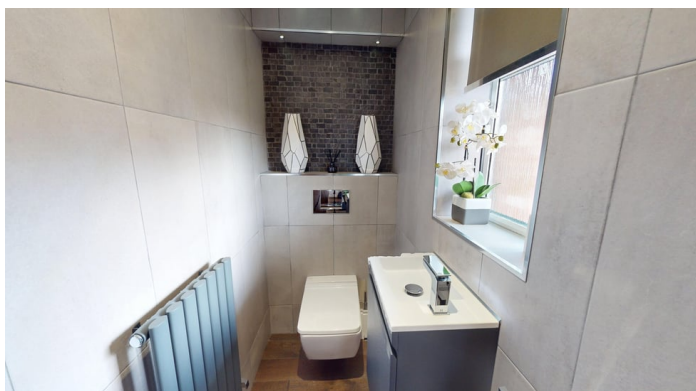
Open Plan Breakfast Kitchen Diner



Lounge



W/C



First Floor

Floor Plan

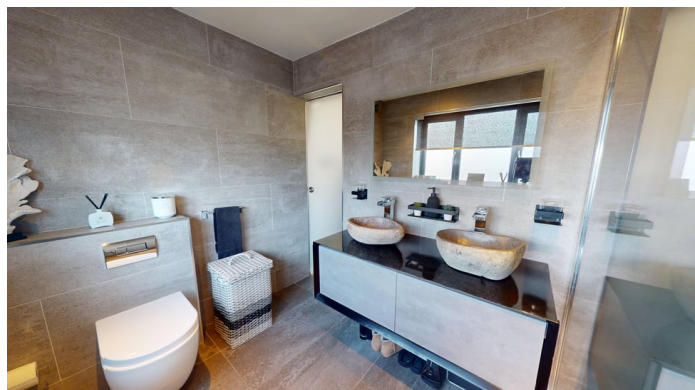
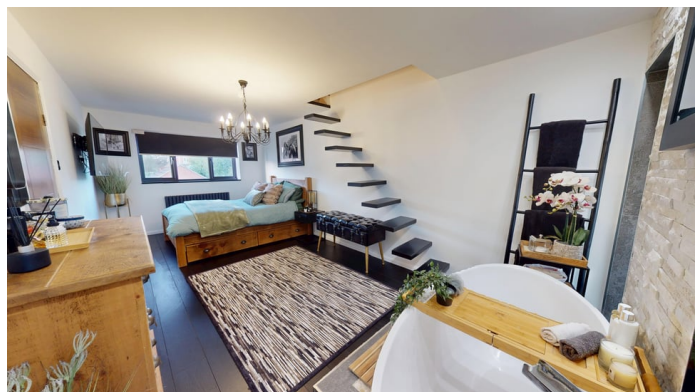


FLOOR 2

GRAND INTERNAL AREA
FLOOR 1 120.8 sqm FLOOR 2 32.0 sqm FLOOR 3 12.0 sqm
EXCLUDED AREAS - GARAGE 20.0 sqm POOL 10.0 sqm
TOTAL 1,205.4 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Matterport

Master Bedroom & En Suite





Bedroom & En Suite



Bedroom



Bedroom

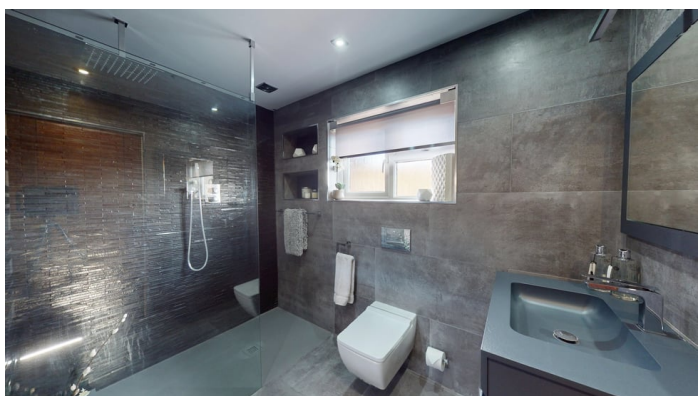


Bedroom





Family Bathroom



Second Floor

Floor Plan



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 110.8 m² FLOOR 2 82.6 m² FLOOR 3 12.0 m²
EXCLUDED AREAS: GARAGE 10.0 m² RESIDENTIAL REAR PORCH 4.7 m²
TOTAL: 205.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Dressing Room



Externals

Front Aspect



Rear Garden



Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

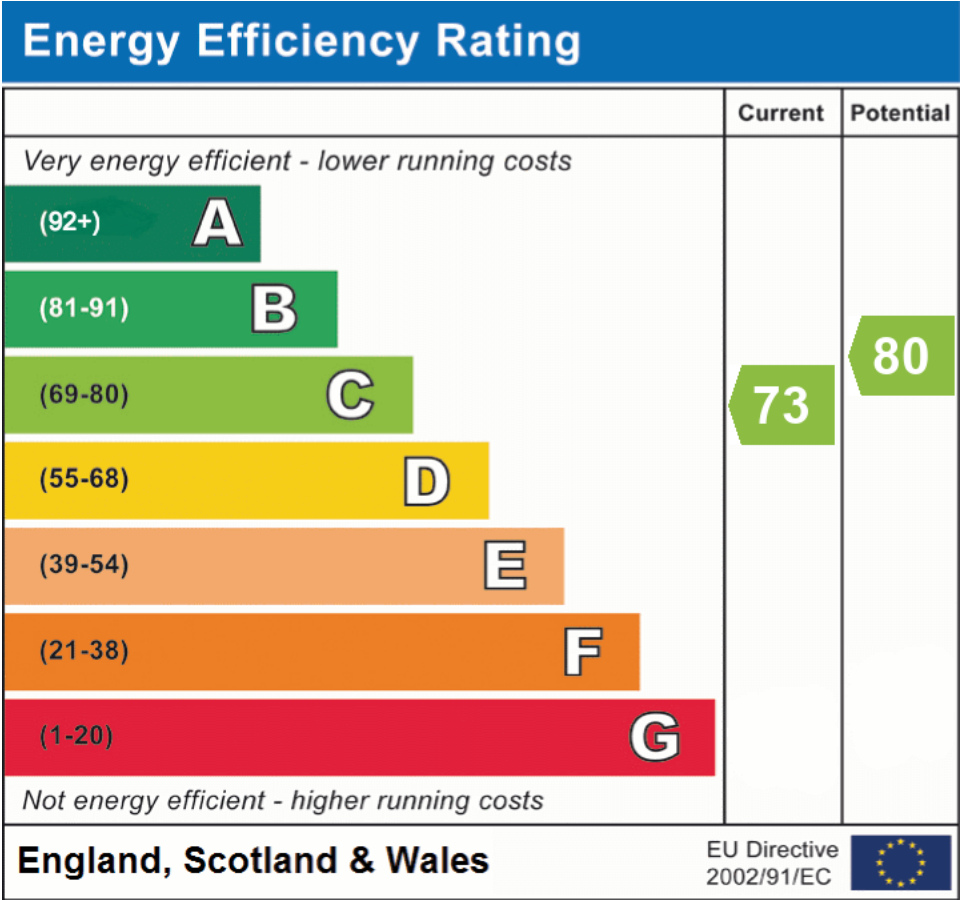
Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Fully boarded out loft area

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate



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