

**4 Bedroom(s), Detached House, To be Advised**

**Blakewood Drive, Blaxton, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Spacious Lounge
- Family Bathroom
- Rear Enclosed Garden
- No Chain
- Fitted Kitchen Diner
- Utility Room and W/C
- En Suite to Master Bedroom
- Driveway and Garage

**£365,000**  
**For Sale**

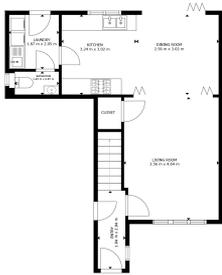
*Book your viewing today* Tel: 01302 247754

## Owner's View

Offered to the market with no onward chain is this well-presented four bedroom detached family home located on the popular Blakewood Drive in Blaxton. Ideally suited to growing families, the property provides spacious and versatile accommodation in a sought-after village setting. The ground floor briefly comprises a welcoming lounge, a modern kitchen diner ideal for family living and entertaining, a utility room, and a convenient downstairs W/C. To the first floor are four well-proportioned double bedrooms, with the master bedroom benefitting from an en suite, alongside a family bathroom. Externally, the property offers a driveway providing off-road parking leading to a garage, and a private enclosed rear garden which is not overlooked, perfect for outdoor relaxation and family use. Situated in the desirable village of Blaxton, the home enjoys a peaceful residential setting while remaining within easy reach of local amenities, schools, and transport links. The house is less than 10yrs old therefore is still under warranty.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 27.41 M<sup>2</sup>, FLOOR 2: 82.41 M<sup>2</sup>  
TOTAL: 109.82 M<sup>2</sup> (APPROXIMATE)  
\*SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Entry



### Lounge



### Kitchen Diner



## Utility



## Master Bedroom & En Suite

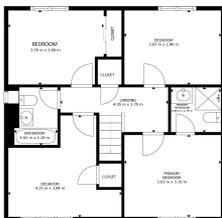


## W/C



## First Floor

### Floor Plan



## Bedroom



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 11: 20.74m<sup>2</sup> (224.7 sq ft)  
TOTAL: 149.94m<sup>2</sup> (1621.9 sq ft)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Bedroom**



**Family Bathroom**



**Externals**



**Front Aspect**

**Bedroom**



## Rear Garden



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2017

Water Heating System -

Approximate Water Heating Installation Date - 2017

Boiler Location - utility room

Approximate Electrical System Installation Date - 2017

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	