

**4 Bedroom(s), Detached House, Freehold**

**Stonegate Close, Blaxton, Doncaster.**



- 3D Virtual Tour Available
- Integrated Garage, Driveway and Separate Garage to Rear
- Spacious Lounge Diner and Separate Dining Room
- Ground Floor Shower Room and Separate Family Bathroom on First Floor
- Popular and Quiet Location with Local Amenities

- Four Bedroom Detached Family Home
- Beautifully Landscaped Rear Garden with Two Gazebos and Summer House
- Kitchen and Separate Utility Room
- Jack and Jill Bathroom to Two Bedrooms

**£380,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

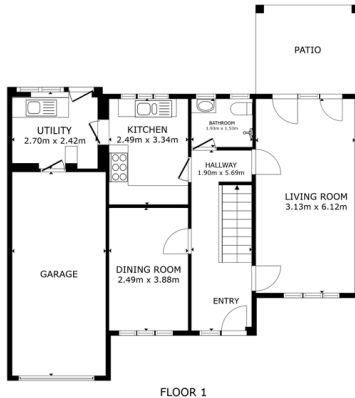


## Owner's View

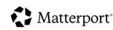
This house has been my family home since 1988 & it is where my three children have grown up. It's been a house full of laughter & the place of many family events which are now fond memories. It's time for me to downsize & move onto my next stage of active retirement & let a new family enjoy the house & garden & make it their home.

## Ground Floor

### Floor Plan



**FLOOR 1**  
GROSS INTERNAL AREA  
FLOOR 1: 61.0 sqm, FLOOR 2: 5.1 sqm  
EXCLUDED AREA: GARAGE: 30.0 sqm, PATIO: 9.2 sqm  
TOTAL: 128.6 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Kitchen



### Utility





## Lounge Diner



## Dining Room

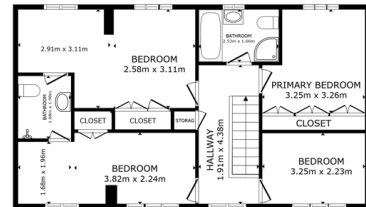


## Shower Room



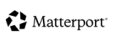
## First Floor

### Floor Plan



## FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 61.0 m<sup>2</sup> FLOOR 2 67.1 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 15.0 m<sup>2</sup> PATIO 9.2 m<sup>2</sup>  
TOTAL: 126.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom







**Bedroom**

**Bedroom**



**Bedroom**

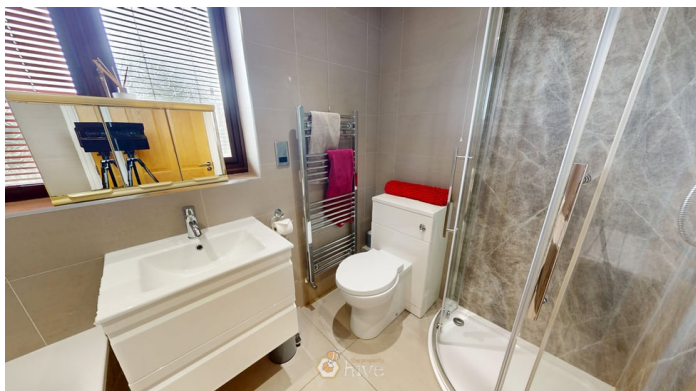


**Jack and Jill Bathroom**





## Family Bathroom



## Rear Garden



## Externals

### Front Aspect



## Property Information

Council Tax Band - E

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 - 11/1/2022

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/4/1988

Boiler Location - Cupboard in utility room

Approximate Electrical System Installation Date - 7/4/1988

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

