



The Hollows, Doncaster

£499,000

An exceptional five-bedroom detached family home occupying a generous corner plot, with sizeable gardens to the side and rear, offering deceptively spacious accommodation ideal for modern family living. Situated in a sought-after location, this well-presented property combines privacy, space, and versatility, making it a perfect choice for growing families or those seeking a substantial home in a desirable setting. Viewing is highly

- LARGELY EXTENDED 5 BEDROOM DETACHED HOME
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM & FITTED WARDROBES
- 2 LARGE LOUNGES
- BEAUTIFUL LARGE GARDEN
- GOOD LOCATION
- GROUND FLOOR BATHROOM WITH WALK IN SHOWER
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- QUIET CUL DE SAC LOCATION
- AMPLE PARKING FOR SEVERAL

PROPERTY DESCRIPTION

An exceptional five-bedroom detached family home occupying a generous corner plot, with sizeable gardens to the side and rear, offering deceptively spacious accommodation ideal for modern family living. Situated in a sought-after location, this well-presented property combines privacy, space, and versatility, making it a perfect choice for growing families or those seeking a substantial home in a desirable setting.

GROUND FLOOR

The entrance of the property opens into a grand hall way, setting the tone for the spacious layout throughout. From here, you have access to the two lounges, kitchen, study, downstairs shower room, dining room, and stairs leading up to a galleryed landing that connects to the first-floor accommodation.

The first lounge is a standout feature of the home, offering a warm and welcoming space enhanced by two large double windows to the front of the property. Finished with stylish wooden flooring that continues throughout most of the ground floor, the room benefits from both a central pendant light fitting and spotlights, creating a cosy yet versatile ambience. A radiator adds to the comfort, making this an ideal space for relaxing or entertaining.

The spacious downstairs study offers a versatile area ideal for home working or additional living space. Featuring a side window that allows natural light to flow in, the room is finished with continued wooden flooring, a radiator for comfort, and a single pendant light fitting.

The second lounge is accessed via the dining room and offers direct access to the rear garden through French doors, creating a bright and airy atmosphere. This inviting space features wooden flooring throughout, a gas fire for added comfort, side lights, and a central pendant light fitting. Ideal for a growing family, this room provides valuable separate living space for relaxation or entertaining.

The dining area, located just off the second lounge, features a rear-facing window and a convenient hatch offering a view through to the kitchen. The wooden flooring continues seamlessly, complemented by a single pendant light fitting and a radiator, creating a practical and welcoming space for family meals or entertaining guests.

The breakfast kitchen is fitted with a range of high-quality wood shaker-style wall and floor units, complemented by contrasting worktops that enhance the traditional charm of the space. A large Rangemaster oven, which will remain with the property, adds both functionality and character. A rear-facing window overlooks the garden, while tiled flooring provides a practical finish. The kitchen also offers convenient access to the adjoining utility room.

The utility room is accessed via the kitchen and fitted with additional wall and floor units, offering practical storage and plumbing for a washing machine. It provides access to the side of the property via a back door and includes a radiator and spotlights for a bright, functional space.

The property benefits from a well-appointed downstairs shower room, featuring a walk-in shower cubicle, WC, and wash basin. Fully tiled throughout for a clean and modern finish, the room is completed with a single pendant light fitting.

FIRST FLOOR

The galleryed landing provides access to four of the five bedrooms, along with the family shower room. The principal bedroom is reached via a separate corridor, which includes fitted wardrobes and useful storage space. The landing is finished with carpeted flooring and features two pendant light fittings, adding to the sense of space and comfort.

The principal bedroom features two double windows overlooking the front, allowing plenty of natural light to fill the room. It benefits from fitted wardrobes, air conditioning, and carpeted flooring for added comfort. Two single pendant light fittings provide balanced lighting, and there is convenient access to the ensuite bathroom.

The larger-than-average ensuite features a jacuzzi bath with an overhead shower, a wash basin, and a WC. Fully tiled throughout for a sleek, modern finish, it also benefits from a side-aspect obscure window that provides natural light while ensuring privacy.

Bedroom two is situated at the rear of the property and features wooden flooring, fitted wardrobes, and a single pendant light fitting, offering a comfortable and practical space.

Bedroom three is a spacious double room featuring carpeted flooring, fitted mirrored wardrobes, and a single pendant light fitting. A window overlooks the rear garden, bringing in natural light and pleasant views.

Bedroom four is a double room featuring fitted wardrobes, wooden flooring, a single pendant light fitting, and a window overlooking the front of the property.

Bedroom five is a versatile single room, ideal as a bedroom or study, with a side window, carpeted flooring, and a single pendant light fitting.

The family shower room, situated between bedrooms two and three, benefits from an obscure window overlooking the garden, a shower cubicle, WC, wash basin, and a towel rail. Fully tiled throughout, it is finished with a single pendant light fitting.

EXTERNAL

This wonderful family home is situated on a corner plot within a quiet cul-de-sac. The property benefits from a driveway at the front, providing ample parking space for multiple vehicles, with gated access leading to the front door. The front garden is mainly laid to lawn and features mature shrubs and trees, adding to the curb appeal. The stunning garden wraps around the property, boasting an abundance of flowers, trees, and shrubs, creating a peaceful and private outdoor space. Additionally, there is a wooden shed offering useful storage.

Located in the popular village of Auckley, Doncaster, the property is close to local amenities including a pub, convenience store, and an award-winning fish and chip shop. Excellent transport links are nearby, with easy access to the motorway network and local bus routes. Families will appreciate the proximity to well-regarded primary and secondary schools, as well as a sixth form college. For outdoor enthusiasts, the Yorkshire Wildlife Park is just a short walk away.

LOUNGE 1

5.031m x 5.104m (16'6" x 16'9")

STUDY

2.677m x 3.695m (8'9" x 12'1")

UTILITY ROOM

2.114m x 0.620m (6'11" x 2'0")

SHOWER ROOM

1.34m x 2.013m (4'5" x 6'7")

CUPBOARD

KITCHEN

2.960m x 3.679m (9'9" x 12'1")

DINING ROOM

2.768m x 3.28m (9'1" x 10'9")

LOUNGE 2

3.01m x 3.958m (9'11" x 13'0")

BEDROOM 1

4.483m x 5.596m (14'8" x 18'4")

ENSUITE

1.577m x 3.263m (5'2" x 10'8")

BEDROOM 2

2.929m x 4.352m (9'7" x 14'3")

BEDROOM 3

2.84m x 3.574m (9'4" x 11'9")

BEDROOM 4

2.975m x 3.026m (9'9" x 9'11")

BEDROOM 5

2.520m x 3.007m (8'3" x 9'10")

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – C

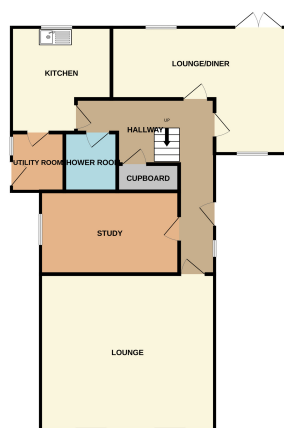
Tenure – Freehold

Parking -

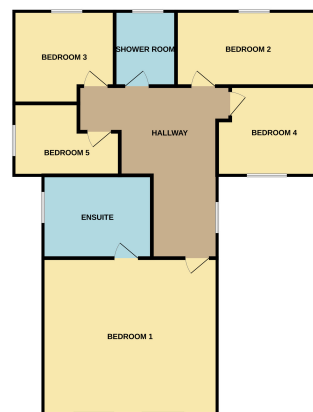
Garage -

Boiler - TBC

GROUND FLOOR
946 sq. ft. (87.9 sq.m.) approx.



1ST FLOOR
1030 sq. ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 1976 sq. ft. (183.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, windows, fixtures and fittings, other items and dimensions will not necessarily be exact. No warranty is given in respect of the accuracy of the floorplans. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency at the time.

