



Cavendish Close, Doncaster

Situated in a quiet cul de sac in the highly sought-after area of Green Park, within a short walk of the centre of Bawtry this immaculately maintained four-bedroom detached property is an ideal family home. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen with additional Dining area, Utility Room, downstairs Cloakroom, four Bedrooms, master with En Suite and family Bathroom. Externally there are landscaped gardens to the front and rear plus drive allowing off street parking for several vehicles leading to a double Garage. Bawtry is a market town situated mid-way between the towns of Retford, Gainsborough and the city of Doncaster with good links to transport networks via the east coast main line and motorway networks. It has a wealth of amenities including hotel, shops, boutiques, restaurants, schools and sports facilities including cricket and golf (Bawtry Golf Club lying two miles north of the town).

£525,000



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DESCRIPTION

ACCOMMODATION

Accessed via a porched entrance with external light via a composite double glazed door with glass panels leading into:

ENTRANCE HALL

5'11" x 9'8"

Provides access to the Lounge, Dining Kitchen, Downstairs cloakroom and understairs cupboard, wall mounted thermostat, concealed radiator, wood panelled flooring.

LOUNGE

15'3" x 11'8"

Feature fire place with wooden mantle over, stone hearth housing Charnwood log burner, TV point, bay window to the front elevation, two radiators and space leading into:

DINING ROOM

9'4" x 11'8"

Double doors to the rear patio garden, radiator and door leading into:

KITCHEN

11'7" x 9'3"

Wall and base units with complementary mottled worktops, space for range cooker with extractor fan over, integrated Hoover dishwasher and fridge freezer, one and a half stainless steel sink with mixer tap over, patterned wood panelled flooring, spotlights to ceiling and window to the rear elevation. Space into:

DINING AREA

14'7" x 12'3"

Wood panelled flooring, double doors leading to rear patio, door into Entrance Hall, light fitting with three separate light units, window to the side elevation, door into:

UTILITY

9'8" x 4'11"

Wall and base units, space and plumbing for washing machine, work top with further fridge and freezer under, wall mounted Baxi boiler, wood panelled flooring and doors to integral Garage and side entrance.

DOUBLE GARAGE

16'7" x 15'7"

Electric door, power and lighting, wall mounted fuse box, gas and electric meters, shelving and roof storage.

FIRST FLOOR LANDING

9'3" to maximum dimensions x 15'3"

Provides access to all four Bedrooms and family Bathroom, loft access and window to the front elevation, radiator.

MASTER BEDROOM

11'10" x 13'10"

TV socket, window to the front elevation and radiator, walk through space with mirrored wardrobes to either side leading to:

EN SUITE

11'8" x 5'10"

Double shower with rainfall shower head and hand held unit, wash hand basin with mixer tap and mirror over with rear light and cupboards under, low level flush w.c., tiled flooring, spotlights to ceiling, window to the rear elevation, towel radiator, tiled throughout.

BEDROOM TWO

9'6" x 11'8"

Built in wardrobes, spotlights to ceiling, window to rear and radiator.

BEDROOM THREE

11'8" x 8'9"

Built in wardrobes, tv point, window to the rear elevation and radiators. Set of shelves.

BEDROOM FOUR

11'8" x 8'8"

Shelf unit, TV point and window to the front elevation.

FAMILY BATHROOM

7'4" x 5'5"

Matching white suite comprising panelled bath with rainfall head shower over, pedestal sink with mixer tap, low level w.c. towel radiator, shaving point, vinyl flooring, spots to ceiling, window to the front elevation and also tiled throughout.

EXTERNALLY

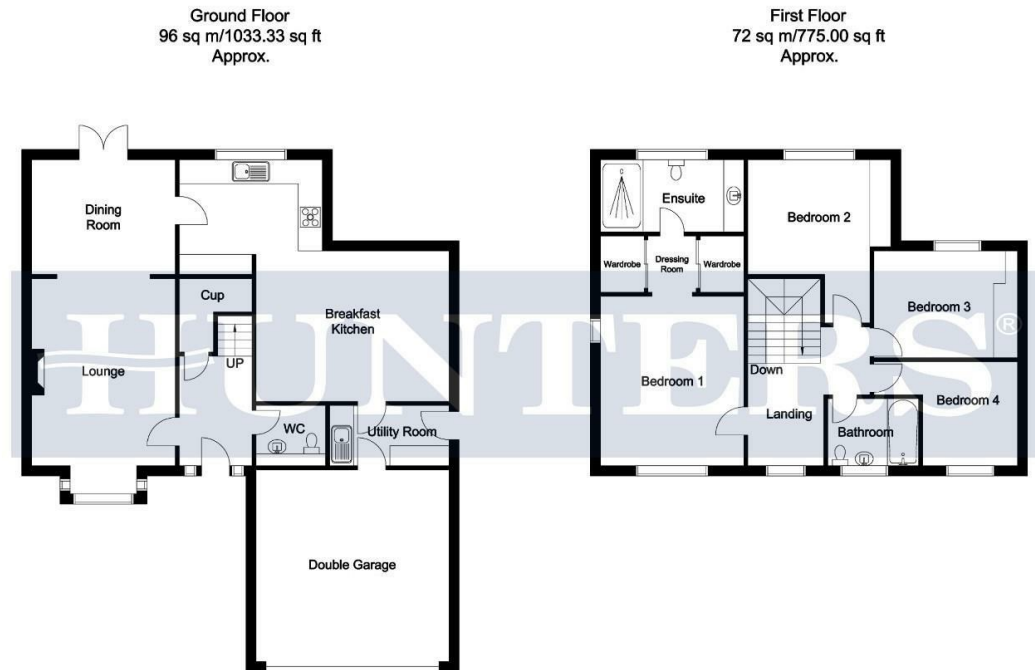
The rear garden is laid mainly to lawn with paving, mature shrubs and trees with fencing, two wooden sheds to the left side. Outside tap and exterior lights, side passage, security light, bin store leading to the front garden which has a drive allowing off street parking for up to four vehicles and is laid to lawn with paving and mature borders plus there is a security light over the double Garage and gate to the side passage.

COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'F'



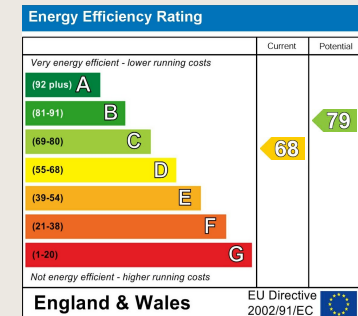




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2023

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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