



Beaufont Gardens, Bawtry

This four bedroomed detached property located in the much sought after Green Park estate has been extended by the current owner and now offers two en suite facilities to three Bedrooms and is an ideal family home lying close to the town centre of Bawtry off Tickhill Road and with woodland walks to the rear. Briefly the property comprises four bedrooms, three with en suite facilities, open plan Lounge Diner, Breakfast Kitchen and further Sitting area, Utility room, downstairs cloakroom. Whilst outside the property has south facing private garden to the rear and further gardens to the front with double Garage and off street parking for two cars. **VIEWING IS STRONGLY RECOMMENDED.** Bawtry is a market town situated between Retford, Gainsborough and the city of Doncaster with good transport links via the east coast main line and motorway networks. There is a good range of shops, boutiques, restaurants and a hotel together with other amenities including schools, library, health centre, gym and cricket club amongst others.

Asking Price £525,000

Council Tax: F



Beaufont Gardens, Bawtry

DESCRIPTION

ACCOMMODATION

The property is accessed via a wooden double glazed door with glass panels to the side under a porched entrance leading into:

ENTRANCE HALLWAY

5'11" x 9'10"

Provides access to the Lounge Diner, Breakfast kitchen, downstairs Cloakroom and stairs to first floor accommodation. Wood panel flooring and radiator.

LOUNGE DINER

11'7" x 24'11"

Wall mounted electric flame effect fire, t.v. point, sliding door opening to the rear patio, bay window to the front elevation, two radiators and further door leading into:

KITCHEN

9'3" x 11'6"

Range of recently fitted base and wall units with complementary work tops, integrated oven and grill, four ring induction hob with extractor fan over, integrated fridge and freezer, dishwasher, black ceramic sink with mixer tap, spot lights to ceiling, window to the rear elevation and space into Breakfast area leading round to the Sitting area with window to the rear elevation.

BREAKFAST ROOM

12'2" x 14'4"

Breakfast area with central island housing a wine rack and built in wine cooler, Door from Breakfast area leading into:

UTILITY ROOM

8'10" x 4'11"

With base units and space for washing machine, two shelves, tiled flooring and window to the side elevation. Door leading into the integral double Garage and further white uPVC door leading to the side passage.

INTEGRAL DOUBLE GARAGE

15'10" x 16'6"

Electric door, shelving, wall mounted Viessmann boiler, electric and gas meters.

SITTING ROOM

8'3" x 12'11"

tv point, tiled flooring, spot lights to ceiling, window to the rear elevation, patio doors leading to the rear garden and radiator.

DOWNSTAIRS CLOAKROOM

4'11" x 5'1"

Half tiled with low level flush w.c., pedestal sink, vinyl flooring, extractor fan and wall mounted burglar alarm panel and radiator.

FIRST FLOOR LANDING

9'6" x 15'1"

Providing access to the four Bedrooms and Shower Room, window to the front elevation, radiator and smoke alarm.

MASTER BEDROOM

15'2" x 10'4"

Vaulted ceiling with spotlights, two wall lights, three windows to the front elevation, radiator and door leading into:

DRESSING ROOM

11'3" x 4'4"

Vaulted ceiling, spot lights and door leading into:

EN SUITE

5'11" x 9'2"

Half tiled with matching while suite comprising panel sided bath, unit housing wash hand basin with mixer tap and low level flush w.c. separate walk in shower, built in cupboard, shaving point and mirror, towel radiator, vinyl flooring, extractor fan to ceiling and spotlights.

BEDROOM TWO

11'9" x 14'4"

Window to the front elevation, radiator and opening to

BEDROOM TWO DRESSING ROOM

4'9" x 9'2"

With two built in wardrobes either side with mirrored doors and door leading into:

EN SUITE

8'8" x 11'4"

Part tiled with cream suite comprising panelled bath with overhead shower, pedestal sink, low level flush w.c., separate shower unit, vinyl flooring, towel rail and Jack and Jill door to:

BEDROOM THREE

11'6" x 9'5"

Built in cupboard, loft access, Jack and Jill door to the En Suite. Window to the rear elevation and radiator.

BEDROOM FOUR

12'2" x 8'2"

T.V. point, window to the rear elevation and radiator.

SHOWER ROOM

3'4" x 11'4"

Part tiled with shower unit, matching white suite comprising pedestal sink, low level flush wc, towel radiator, spotlights to ceiling and window to the side elevation.

EXTERNALLY

To the front is a wrap around lawn with established trees and shrubbery, stone chip area with paving, bin store, gate to the side and drive allowing off street parking for two cars to the front of the double Garage. The rear south facing private garden has a large patio area with brick bar-b-que, raised circular section accessed via steps being laid mainly to lawn with stone chip border, summer house, further raised beds and trees, outside heater and tap.

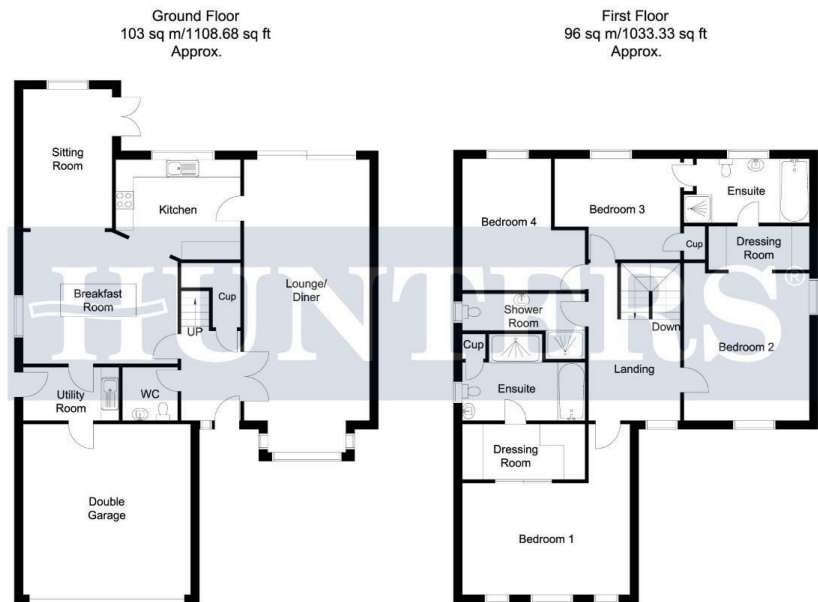
COUNCIL TAX

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

TENURE - FREEHOLD



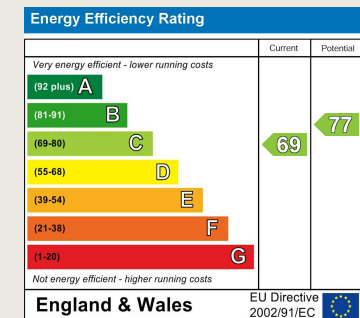




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
GP Property Services @2022

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.

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