



Beaufont Gardens, Bawtry DN10 6RT

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A substantial detached four bedroom home which has been extended and modernised by the current owner since being purchased and situated in a secluded plot located to the edge of "Beaufont Gardens" in the popular Green Park estate. **EARLY VIEWING IS STRONGLY RECOMMENDED.**





DESCRIPTION

The property offers excellent family living accommodation with well appointed fixtures and fittings and briefly comprises: Entrance Hall, Lounge with vaulted ceiling, Dining Room, Kitchen Diner with Garden Room and Utility off and downstairs Cloakroom to the ground floor, whilst the first floor accommodation consists of Master Bedroom with En Suite Bathroom, three further Bedrooms and Shower Room. Outside there is a private landscaped south facing garden and seating area whilst the front has mature borders and driveway leading to the double Garage.

ACCOMMODATION

The property is accessed via a composite double glazed door with glass panels which is covered by an overhang with spotlights supported by three white pillars leading into:

PORCH

Vertical radiator and spotlights, wooden door with glass panel leading into:

ENTRANCE HALLWAY

5'9" x 13'3"

Providing access to Lounge, Kitchen Diner, Dining Room and downstairs Cloakroom. Stairs rising to the first floor accommodation with under stairs

cupboard, telephone point, vaulted ceiling with velux window, white tiled flooring and concealed radiator.

LOUNGE

15'8" x 15'8"

Vaulted ceiling, built in t.v. unit with log store under, telephone point, dimmer switches, two windows to the front elevation, two radiators, sliding door leading out to the rear enclosed patio area.

DINING ROOM

16'1" x 10'5"

White tiled flooring, bi-fold doors opening to the enclosed patio area, dimmer switch, window to the rear elevation, radiator. Door leading into:

KITCHEN DINER

10'0" x 20'5"

Continuation of white tiled flooring, space for range style cooker with extractor fan over, wall and base units in white with down lighters, complementary white mottled worktops, integrated dishwasher, sink with mixer tap over, central breakfasting island with further built in stainless steel sink, mixer tap over and two wine cooler cabinets, spotlights to ceiling, window to the rear elevation, vertical radiator. Door leading into Utility and space leading into:



GARDEN ROOM

12'0" x 10'11"

Three double doors with side windows on each side opening out to the rear garden, atrium to ceiling, white tiled flooring and vertical radiator.

DOWNSTAIRS CLOAKROOM

Low level w.c. in unit with wash hand basin and mixer tap over and cupboard under, extractor fan to ceiling and radiator.

REAR ENTRANCE/UTILITY

5'1" x 10'7"

Fitted with wall and base units, space for fridge freezer, provision for washing machine with shelf over for dryer, white tiled flooring, two wall mounted drying rails, radiator, uPVC door leading to out to the side passage with central glass panel section and further door leading to the integral double Garage.

FIRST FLOOR GALLERIED LANDING

23'11" x 9'3" to maximum dimensions

Providing access to Bedrooms and Bathroom, cupboard with shelving, spotlights to ceiling, smoke alarm, glass panelled balustrades, vertical wall radiator.



MASTER BEDROOM

16'1" x 10'11"

Central arched window to front flanked by two further windows, dimmer switch, radiator and door giving access to:

EN SUITE

5'3" x 12'6"

Tiling to three walls and flooring, freestanding slipper bath with mixer tap over, built in t.v. to the wall, separate walk in shower with automatically controlled wall button, wash hand basin with mixer tap and shelf under, touch screen illuminated mirror over, spotlights to ceiling, extractor fan, towel radiator, window to the side elevation.

BEDROOM TWO

10'5" x 9'10"

Dimmer switch, radiator and window to the rear elevation.

BEDROOM THREE

11'9" x 9'4"

Dimmer switch, access to loft hatch, radiator and window to the rear elevation.



BEDROOM FOUR

11'9" x 9'10"

Window to the rear elevation.

SHOWER ROOM

5'3" x 12'6"

Tiled throughout and benefitting from walk in shower with rainfall head, wash hand basin with mixer tap, low level flush w.c. in unit with drawer under, window to the side elevation.

EXTERNALLY

The private rear garden has split level paved areas with steps and boxed hedging surrounding a stone chip section, mature borders and palm trees. A wooden pagoda is situated on the upper section and a further covered patio area is accessed from the Lounge and Dining Room on the lower level with pizza oven alongside. Gated access to both sides of the property, wooden store shed, outside light and tap. The front of the property is accessed via double wooden gates leading to a tarmac driveway with paved edges and Garage which allows off street parking for numerous

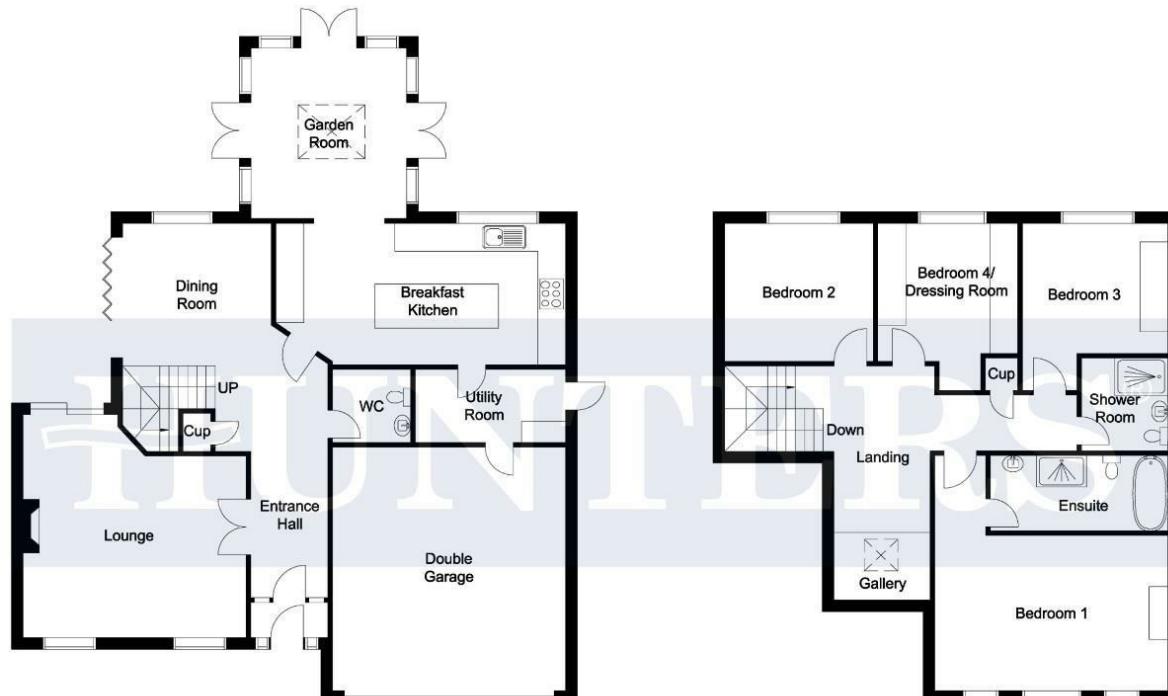
vehicles. Screened bin store, mature raised beds with trees and uplighters.

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. 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

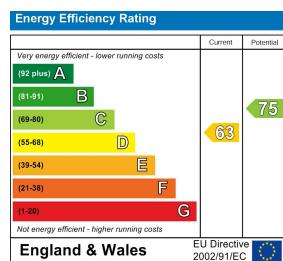
Market Appraisal through our national network of Hunters estate agents.

Ground Floor
114 sq m/1227.08 sq ft
Approx.

First Floor
80 sq m/861.11 sq ft
Approx.



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.
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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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