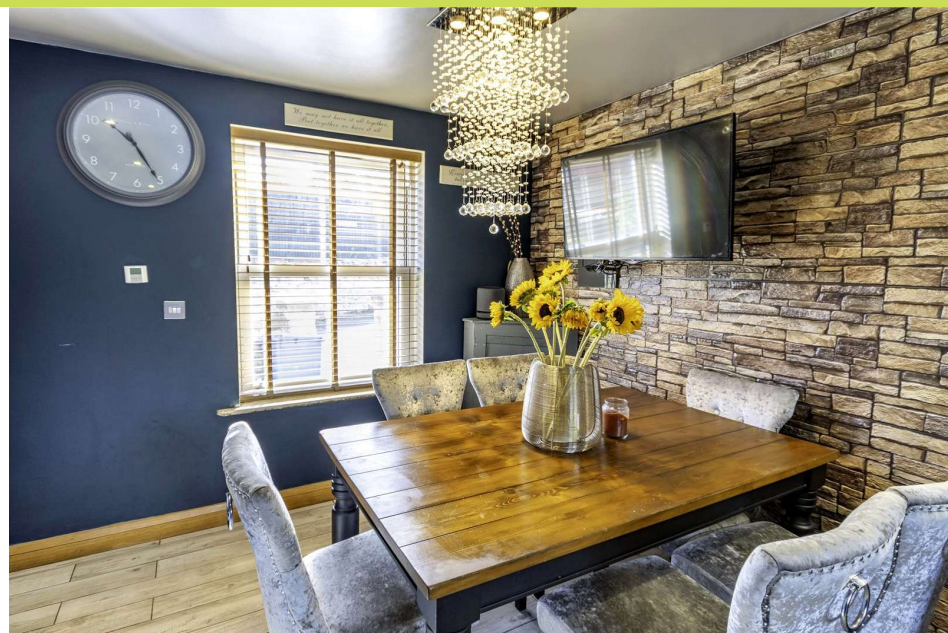
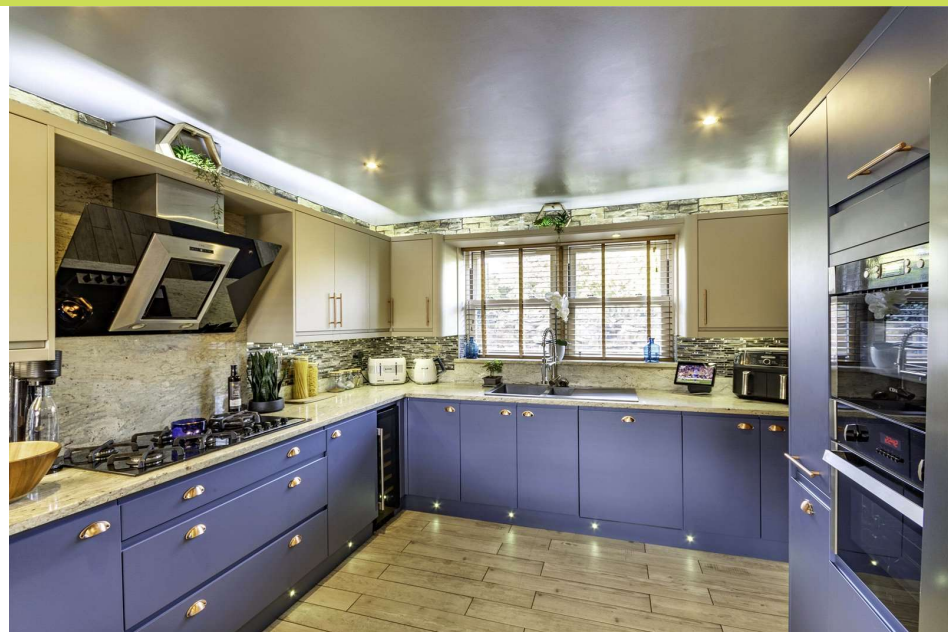


Freehold

Asking Price: £430,000

Manor Rise, Wadworth, Doncaster,
South Yorkshire, DN11



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Manor Rise, Wadworth, Doncaster, South Yorkshire, DN11

A FABULOUS, FOUR BEDROOM, THREE STORY, DETACHED FAMILY HOME CONSTRUCTED IN STONE! CUL DE SAC POSITION! SOUGHT AFTER VILLAGE LOCATION! STUNNING ACCOMMODATION! NOT TO BE MISSED!

A stunning, four bedroom, three storey, detached family home constructed in stone. This characterful, double fronted residence enjoys a position within a cul de sac in the sought after village of Wadworth. The location affords access to a range of convenience amenities and is a short drive from Tickhill and the M18 motorway network. The attractively presented accommodation briefly comprises an entrance hallway, ground floor WC, through lounge, dining kitchen and a utility room. To the first floor is a landing, master bedroom with en-suite bathroom, guest bedroom two with Jack & Jill bathroom. To the second floor is a landing and two further bedrooms. Outside, the property is bordered by a dry stone wall and has a cobbled driveway that provided off road parking along with a garage. To the rear is a private and enclosed, low maintenance garden. Viewing is a must! Call Lincoln Ralph today!

Entrance Hall Having a front facing composite entrance door and tiling to the floor. Stairs rise to the first floor landing and doors open to the WC, lounge and kitchen.

WC 1.71 x 1.09. Fitted with a white suite comprising a low flush WC and a vanity wash hand basin. Having downlights to the ceiling, tiling to the walls and floor. A door opens to an under stair storage cupboard.

Lounge 5.33 x 3.56. A beautifully appointed room with a stone fire surround and recess with a slate hearth housing a multi fuel stove. The character is further enhanced by front and rear facing UPVC double glazed sash windows.

Kitchen Diner 5.31 x 3.26. Forming the hub of the family home is this open plan kitchen that is fitted with a range of wall mounted and base level units with plinth lighting and marble work surfaces incorporating a one and a half bowl sink unit with extendable, mixer shower tap. There is an integrated five ring gas hob with extractor hood over built in microwave and steamer, integrated double electric oven, wine cooler and space for an American style fridge freezer. Having complimentary tiling to splashback height and to the floor, downlights to the ceiling along with front and rear facing UPVC double glazed sash windows. A door opens to the utility room.

Utility Room 2.12 x 1.66. Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a sink unit with mixer tap. There is tiling to splashback height and to the floor along with a rear facing composite entrance door.

First Floor Landing Having downlights to the ceiling and a front facing UPVC double glazed window. Stairs rise to the second floor landing and doors open to the master and guest bedrooms.

Master Bedroom 5.33 x 3.25. Fitted with a range of bedroom furniture and a radiator. Having front and rear facing UPVC double glazed sash windows along with a door opening to the en-suite bathroom.

En-Suite Bathroom 3.51 x 2.59. Fitted with a stunning suite comprising a two person, spa style bath tub set to a tiled plinth, vanity wash hand basin, low flush WC and a shower enclosure with overhead drencher. Having downlights to the ceiling, towel rail, tiling to the walls and floor and a double glazed skylight.

Guest Bedroom 2 5.39 x 3.60. Having a range of fitted wardrobes, front and rear facing UPVC double glazed sash windows and a radiator. A door opens to the Jack & Jill en-suite.

Jack & Jill En-Suite 3.34 x 1.64. Fitted with a white suite comprising a dual ended spa bath, shower enclosure, low flush WC and a wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, shaver point, heated chrome towel rail and a rear facing UPVC double glazed window.

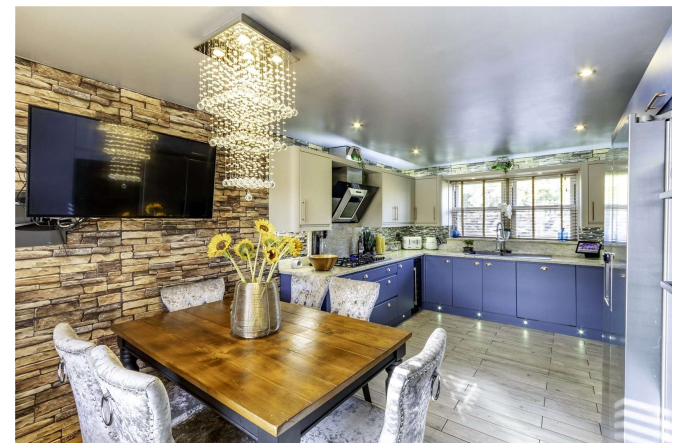
Second Floor Landing Double glazed skylight. Doors open to the second floor bedrooms.

Bedroom 3 3.15 x 2.98. (The latter measurement is taken to the fitted wardrobe) Fitted with a mirror fronted wardrobe, wood effect laminate flooring and a radiator.

Bedroom 4 4.15 x 1.99. (The first measurement reduces to 1.97 and the latter increases to 1.99) Double glazed skylight and a radiator.

Outside To the front the property is bordered by a dry stone wall and has off road parking provided by a cobbled driveway that leads to an integral garage. At the rear is a private, enclosed, low maintenance garden that has a cobbled patio, artificial lawn and decked seating/hot tub area. A service door opens to the garage.

Garage 5.58 x 2.77. Automated up and over door, power and lighting. There is plumbing for washing machine along with a wall mounted central heating boiler.



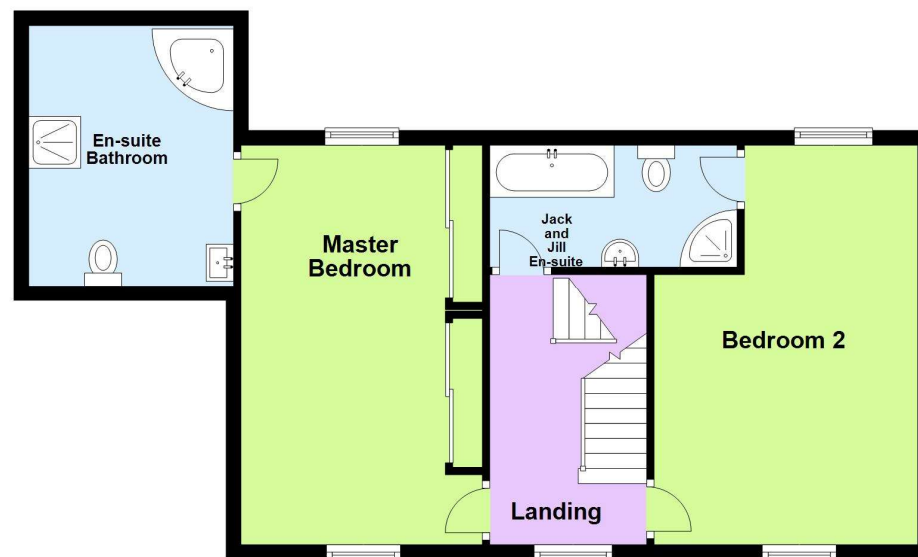
- Four bedroom, three storey, detached home
- Constructed in stone
- Sought after village location
- Cul de sac position
- Under floor heating to ground floor
- Driveway and garage
- Fabulous standards throughout
- A must view home!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

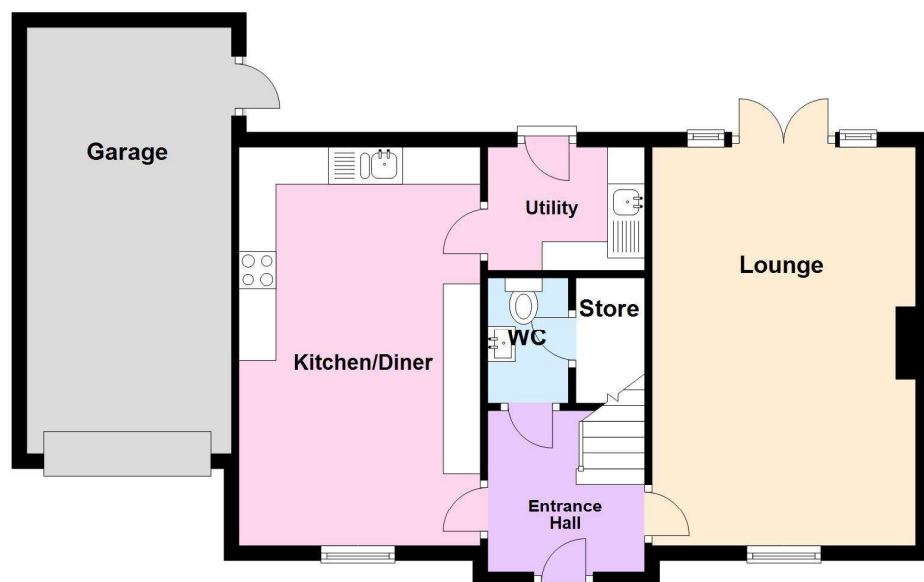
First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



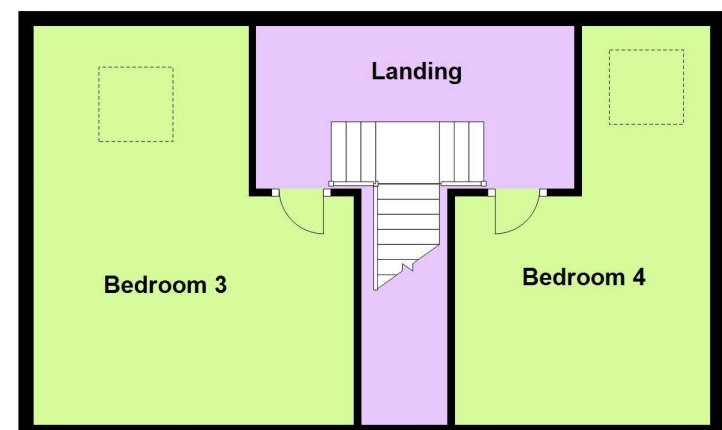
Ground Floor

Approx. 66.2 sq. metres (712.5 sq. feet)



Second Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 174.8 sq. metres (1881.1 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.