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**Cherry Garth, Campsall, Doncaster, DN6 9RB**  
**Guide Price £500,000**

**A rather EXCEPTIONAL 4 bedroom 2 bathroom DETACHED BUNGALOW set in LARGE GARDENS with ample parking and a DOUBLE GARAGE in this PRIVATE CUL-DE-SAC on the fringe of this PRETTY RURAL village.**

One of only 4 bungalows set in this exclusive little cul-de-sac, on the fringe of Campsall village with access to the A1 and therefore perfect for commuting to nearby conurbations of Doncaster, Leeds and Sheffield. The bungalow is very spacious throughout with well proportioned rooms and stands in equally good sized gardens.

The property is approached by a private road, there is a large open drive and a double garage with an electric door ( plus a converted first floor with a sauna - not tested) Internally the property benefits from a gas radiator central heating system, double glazing and briefly comprises: Double doors into a wide entrance lobby, which opens into a long hall, there is a large rear facing lounge, separate dining room-both open onto a large conservatory, modern large island kitchen and a utility room. From the hall there are 4 bedrooms the main bedroom has an en-suite shower room off, plus there is a large newly fitted contemporary house bathroom.

Outside are large mature gardens, the rear enjoys a very private aspect over open fields. VIEWING ABSOLUTELY ESSENTIAL.

**ACCOMMODATION**

Two PVC double glazed doors open into a reception hall.

**RECEPTION HALL**

From here there is a door to a separate cloaks w/c, and double doors into the long inner hall.

**CLOAKS W/C**

Fitted with a two piece suite, comprising of a low flush wc and a wash hand basin.

**INNER HALL**

A long hall with doors of to the remainder of the accommodation.

**LOUNGE**

**20'6" x 13'5" (6.25m x 4.09m)**

A good sized rear facing reception room, having a decorative fire place with marble surround and gas fire inset, karndeian style flooring, central heating radiator and inset down lights. Double opening French doors lead into the conservatory.

**DINING ROOM**

**12'10" x 11'5" (3.91m x 3.48m)**

A rear facing second reception room finished with karndeian flooring and a central heating radiator. There are French doors which lead into the conservatory.

**CONSERVATORY**

**13'3" x 11'4" (4.04m x 3.45m)**

With a range of double glazed windows overlooking the rear garden, karndeian flooring and air conditioning/heater units, perfect for the summer months.

**CONSERVATORY**

**13'5" x 11'5" (4.09m x 3.48m)**

**ISLAND KITCHEN**

**14'7" x 10'4" (4.45m x 3.15m)**

A modern island style kitchen fitted with a range of base and wall units with a polished granite work surface incorporating a sink unit, a feature breakfast island, a range style cooker and

an American style fridge freezer, all finished with a tiled floor covering and feature inset down lights, with additional plinth lighting and a double glazed window to the front, A door from here leads into the separate utility room.

**UTILITY ROOM**

Fitted with a range of units, with down lights to the ceiling, a chrome radiator, plumbing for washing machine and dishwasher, plus an integrated fridge freezer. A n external door to the side elevation gives access to the driveway and garden.

**PRINCIPAL BEDROOM**

**14'8" x 14'5" (4.47m x 4.39m)**

A large double bedroom with double opening French doors leading onto the rear garden, fitted wardrobes to one wall, air conditioning/ heater units and access to the en-suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a low flush w/c, shower enclosure and wash hand basin with tile surround. There is a shaver point, tiling to the walls and a double glazed window to the rear elevation.

**BEDROOM 2**

**14'4" x 11'0" (4.37m x 3.35m)**

A good sized second double bedroom with a double glazed window to the side elevation, coving to the ceiling and a radiator.

**BEDROOM 3**

**11'5" x 9'8" max (3.48m x 2.95m max)**

A third double bedroom with a double glazed window overlooking the rear gardens, fitted wardrobes and a radiator.

**BEDROOM 4**

**9'3" x 8'5" (2.82m x 2.57m)**

Has a double glazed window to the front, coving to the ceiling and a radiator.

**HOUSE BATHROOM**

The current owners have given the bathroom a lovely fresh new lease of life with a contemporary style suite comprising:

low flush W/C, wash hand basin set onto a modern vanity unit, a double width shower cubicle with a mains shower and an independent free standing bath. The tiling again blends well with the overall scheme and is grey marble style with a grey wood effect floor covering. There is a double glazed window to the front elevation, a large wall mounted heated towel rail and an extractor fan.

**LOFT SPACE**

This area has been boarded out and there is a sauna - not tested. This room could also be used as an office/gym facility.

**OUTSIDE**

The property is situated off a secluded private road. To the front of the property is a generous driveway providing ample parking and leads to the double garage.

**DOUBLE GARAGE**

**20'9" x 18'0" (6.32m x 5.49m)**

Having electric doors and an access point into the loft space.

**REAR GARDEN**

To the rear of the property there is a large enclosed private garden which has an outlook over farmland to the rear. The garden is mainly lawned with flower and shrub beds and borders, plus there is a large paved patio and sitting area, which can be accessed from the main bedroom and the conservatory.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing, where stated.

**HEATING -** The property has a gas radiator central heating system fitted.

**COUNCIL TAX -** This property is Band E.

**SECURITY -** There is external security artwork to the externals of the property.

**BROADBAND -** Standard broadband is available with download speeds of up to 22 mbps and upload speeds of up to 1 mbps.

**MOBILE COVERAGE -** Coverage is available with EE, O2 and Vodafone.

**VIEWING -** By prior telephone appointment with horton knights estate agents.

**MEASUREMENTS -** Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice

from their professional advisors.

**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	