

# Churchills

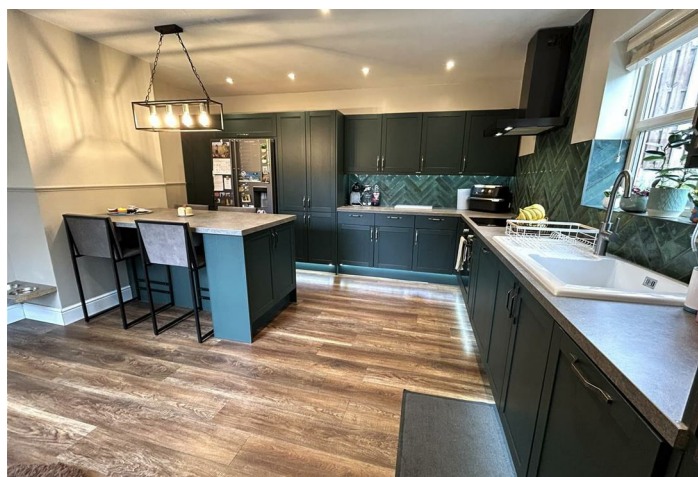


## Drake Head Lane

Conisbrough, Doncaster DN12 2AA

- STUNNING PROPERTY
- CONTEMPORARY INTERIOR
- MODERN BATHROOM
- WC / UTILITY ROOM
- GARDENS
- TWO DOUBLE BEDROOMS
- MODERN DINING KITCHEN
- LOUNGE & MULTI FUEL BURNER
- DOUBLE GARAGE
- EPC RATING TBC

**Offers In The Region Of £225,000 Freehold**





Nestled in a courtyard on Drake Head Lane is this semi-detached house presenting an exceptional opportunity for those seeking a modern and comfortable home. Upon entering, you will be greeted by a stunning and spacious interior that has been meticulously finished to a high standard.

The contemporary dining kitchen is a true highlight, offering a perfect space for both cooking and entertaining. The design is both functional and aesthetically pleasing. A generous reception room provides ample space and being flooded with natural light. With two well-proportioned bedrooms, a stylish bathroom, ground floor wc and utility room, this property is ideal for families or professionals looking for a peaceful retreat.

Externally is a raised garden and courtyard offering offers parking for several vehicles, including a double garage, ensuring convenience and security for your cars.

In summary, this stunning house is a remarkable find, combining modern living with practical amenities. Its spacious layout, contemporary finishes, and ample parking make it a desirable choice for anyone looking to settle in the lovely Conisbrough area.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE LOBBY

Composite door opens into entrance lobby with single panel central heating radiator and access to the WC/utility room and lounge.

### WC / UTILITY ROOM

uPVC double glazed window to the side elevation. Contemporary WC with hand wash basin. Worktop and space and plumbing for washing machine and tumble dryer. Karndean flooring, downlights, tiled walls and single panelled central heating radiator.

### LOUNGE

14'3" x 15'5" reducing to 11'0" to cupboard uPVC double glazed window to the front elevation. Feature fireplace with multi-burner stove and sleeper mantle above. Karndean flooring, downlights and open staircase with spindles and handrail to the first floor. Large storage cupboard off.

### **DINING KITCHEN**

14'8" x 14'4" to alcoves  
uPVC double glazed windows to both side and front elevations, composite door to the front elevation. A stunning range of wall and base units with laminate worktop and contemporary tiling and plinth lighting. Spacious breakfast bar with seating for four and additional base units. Built in cooking facilities comprising of electric oven, induction hob and extractor hood above, white ceramic sink unit with mixer tap. Integrated dishwasher and space for American size fridge freezer. Karndean flooring, downlights to ceiling, double panelled central heating radiator.

### **FIRST FLOOR ACCOMMODATION**

#### **LANDING AREA**

Stairs from lounge with panelled walls to half height and giving access to all rooms.

#### **BEDROOM ONE**

13'0" x 14'11" to wardrobes  
Two uPVC double glazed windows to the front elevation. Exposed beams and downlights to the ceiling, air conditioning unit for both hot and cold use. Two single panelled central heating radiators.

#### **BEDROOM TWO**

10'0" x 11'0"  
uPVC double glazed window to the front elevation. Exposed beams and downlights to the ceiling, single panelled central heating radiator.

#### **BATHROOM**

5'1" x 11'11"  
uPVC double glazed window to the front elevation. Beautiful fitted suite comprising of double shower cubicle, ribbed glass privacy screen and direct feed duel head rain showers and shower wand, Fitted units to one wall with wc and sink, black fittings and contemporary tiling throughout. Exposed beams and downlights to the ceiling.

#### **EXTERIOR & GARDENS**

The property is situation on a block paved court yard with parking for several vehicles and a double garage. Access to the entrance door is via black wrought iron fencing and a paved seating area. There are steps to the side giving access to the raised lawned garden having an arrangement of shrubs and small trees, onto a paved patio area.

#### **DOUBLE GARAGE**

16'1" x 17'0"  
Brick built garage with remote control roller door and light and power supply.

#### **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).



### **IMPORTANT INFORMATION**

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

### **MEASUREMENTS**

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

### **WATER SUPPLIER AND SEWERAGE**

Water and sewerage services are supplied by Mains Supplier.

### **ELECTRICITY AND HEATING SUPPLIER**

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

### **MOBILE COVERAGE**

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.





**Local Authority Doncaster**  
**Council Tax Band A**  
**EPC Rating**

**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.