



**Cheyne Walk, Bawtry, Doncaster DN10 6RS**

**welcome to**

**Cheyne Walk, Bawtry, Doncaster**

Green Park Location. Upgraded to a very high standard and ready to move in, viewings are via the agent by appointment only. Only by viewing can you realise this space on offer along with the sizeable bedrooms and modern ensuite & bathroom.



### Entrance Hall

Composite door leads through into the spacious entrance hall where you will be greeted with a bright space with a laminate style floor and access to the garage. Useful understairs storage cupboard, recessed lights to the ceiling and a central heating radiator.

### Utility/Cloakroom

New cloakroom sanitary wear comprising of a basin with storage and wc. Utility space with plumbing for the washing machine and space for dryer. Heated towel rail, extractor fan and coving and spotlights to the ceiling.

### Kitchen

Impressive kitchen with a larder unit to one wall incorporating full fridge & freezer and storage. Quartz worksurfaces with a recessed sink with hot water tap and draining grooves. Electric hob with extractor fan above, electric double oven and dishwasher. Laminate style flooring, heated towel rail and recessed lights to the ceiling. Front facing double glazed bay window overlooking the garden.

### Lounge

Located to the rear of the property offering privacy and views of the garden is the lounge with a cast multifuel burner to one wall. Rear facing double glazed windows and two central heating radiators. Coving to the ceiling and recessed lights, open plan into the extended garden room.

### Garden Room

Extended at the side elevation and offering a second reception room with views of the garden this additional space is very versatile with sliding doors out to the rear. Laminate style floor, radiator and recessed lights to the ceiling.

### First Floor

#### Landing

Accessed via a turned staircase with a high level double glazed window. Loft access and central heating radiator, recessed lights and coving.

#### Bedroom One

Double Room: With a front facing double glazed window, coving and recessed lights to the ceiling. Useful walk in cupboard ideal for a walk in wardrobe with radiator and spot lights to ceiling.

#### Ensuite

Newly fitted in 2026 with a large shower cubicle with a mains fed shower with rain head shower system. Vanity basin with storage and a WC, heated towel rail and shaver socket. Tiled floor and majority walls, recessed lights to the ceiling.

#### Bedroom Two

Double Room: With a front facing double glazed window, central heating radiator and both coving and recessed lights to the ceiling.

#### Bedroom Three

Double Room: With a rear facing double glazed window, coving and recessed lights to the ceiling.

#### Bathroom

Newly fitted suite 2026 with both a bath and shower enclosure with a mains fed shower, vanity basin with storage and a wc. Side facing double glazed window, extractor fan and both coving and recessed lights to the ceiling.

#### Garage

With a courtesy door into the property, power and lighting and an electric garage door. The central heating boiler is located in the garage.

### External

Great plot with space and gardens to three sides. The front elevation has had a newly laid paved driveway 2026 along with box hedging, walled and gated access to the rear elevation.

To the side is a walled and private grassed area leading round to the rear garden with a paved patio area taking in the sunny aspect. Established pond with water feature, outside lights and electrics.

### Agents Note

Agents Note: The Land Registry title has yet to be updated with the Vendor's details, the application is with LR. Please ask the branch if you need more details.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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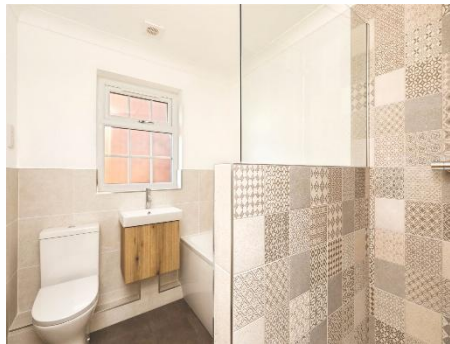
## Cheyne Walk, Bawtry, Doncaster

- Upgraded To A Very High Standard
- High Specification Kitchen & Appliances
- Spacious Lounge & Garden Room
- Utility & Cloakroom, Ensuite To Master
- Garage & Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY108404 - 0004

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