



Rectory Gardens, Beckingham Doncaster DN10 4PP

welcome to

Rectory Gardens, Beckingham Doncaster

A spacious detached house occupying large established gardens, facing south at the rear and overlooking the picturesque All Saints Church at the front. This substantial four-bedroom detached home offers versatile accommodation, ideal for modern family living.



Entrance Hall

Spacious entrance hall with built in coat cupboard, understairs storage cupboard, central heating radiator and double-glazed front door. An open tread staircase leads to the upstairs landing.

Cloakroom

Fitted with white suite of WC and pedestal wash basin. Central heating radiator and double-glazed window.

Lounge

A very light and spacious dual aspect room with double-glazed bow windows to the front and side and double-glazed patio door to the rear. Features a wood burning stove inset into the chimney breast. Central heating radiator.

Living Kitchen Diner

Lovely dual aspect open plan area that opens out into the sunroom. Fitted with a comprehensive range of cream wall and base units and a centre island, complementary work surfaces and a stainless-steel sink and drainer unit. Provision for a slide in dual fuel cooker with hooded, illuminated extractor above. Space for appliances including a dishwasher and fridge freezer. Double-glazed windows to front and rear.

Utility Room

Fitted with a good range of cream wall and base units, complementary work surface and a stainless-steel sink and drainer unit. Provision for washing machine, tumble dryer and fridge freezer. Wall mounted gas combi boiler for central heating and hot water. Two double-glazed windows and double-glazed door.

Sun Room

Open into the kitchen diner with wood burning stove, double-glazed Velux style roof window, double-glazed window and double-glazed doors opening out onto the patio and rear garden.

Landing

Open tread staircase with half landing and south facing double-glazed bow window overlooking the rear garden rises to the first-floor galleried landing. Built in airing cupboard with central heating radiator and slatted shelving. Access hatch to recently insulated and boarded loft providing a large storage area.

Bedroom One

Neutral décor double bedroom, triple aspect double-glazed windows overlooking the garden at the rear and the church at the front.

En Suite

Fitted with white WC, pedestal wash basin and shower cubicle. Heated towel rail and double-glazed window.

Bedroom Two

Neutral décor double bedroom with central heating radiator and double-glazed window overlooking the rear garden.

En Suite

Fitted with white pedestal wash basin and shower cubicle. Double-glazed window.

Bedroom Three

Neutral décor double bedroom with central heating radiator and double-glazed window overlooking the church.

Bedroom Four

Currently being used as a home office. Neutral décor double bedroom with central heating radiator and double-glazed windows facing south and west.

Bathroom

Fitted with white WC, wash hand basin, corner bath and double shower cubicle. Heated towel rail and double-glazed window.

Exterior

The property is approached over a metalled driveway with brick kerbing and lawned front garden leading

to the porch. Detached double garage with up and over door, power and light. The driveway continues to one side of the property to form an additional parking area for cars, caravan or motorhome. The plot extends to approximately one third of an acre. The rear garden is mainly laid to lawn with borders set with trees and shrubs. A stone patio provides the perfect setting for outdoor dining and entertaining. To the west of the garden is an orchard of fruit trees (apple, damson, cherry, pear, plum), fruit cages stocked with blackcurrants, redcurrants and raspberries and three greenhouses. The garden is fully enclosed by fencing and hedging offering privacy and security. The property runs down to a stream at the southern end of the garden and is sheltered by mature trees.



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welcome to

Rectory Gardens, Beckingham Doncaster

- Substantial four bedroom detached family home
- Excellent opportunity for families seeking a high-quality detached home
- Beautiful established gardens to the front and rear
- Generous driveway with a double garage and additional parking area for cars, caravan, or motorhome
- Popular village location, excellent local schools

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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