



Byeways, Littleworth Lane, Doncaster, South Yorkshire

5-Bedroom, 3-Bathroom Luxury Home Over 3 Floors with Exceptional Features

Ground Floor: A Chef's Dream Kitchen and More

Wet Zoned Underfloor Heating

Air Conditioning

Top Floor Delight

Ample parking space for several cars within a private gated driveway.

Byeways, Littleworth Lane, Doncaster, South Yorkshire

Nestled within a prestigious neighbourhood of Littleworth Lane, this property spans three meticulously designed floors, offering a lifestyle that is nothing short of exceptional.

Ground Floor:

A Chef's Dream Kitchen and More

The journey begins as you step into this elegant abode. The ground floor boasts a lavish open-plan kitchen and dining area, designed to captivate. This culinary haven showcases Neff appliances throughout, including hidden oven doors, a microwave with grill, and a built-in dishwasher. The kitchen's island features a pop-up extractor fan and a versatile hob, ensuring that every meal is a masterpiece.

Key Features:

- Wet Zoned Underfloor Heating: Enjoy warmth and comfort throughout the ground floor with wet zoned underfloor heating.
- Air Conditioning: Stay comfortable year-round with an air conditioning unit in the family room.
- Two sets of French Doors: French doors seamlessly connect the interior to a manicured garden patio area, creating the perfect space for outdoor entertaining and sitting areas to enjoy the summer sun.
- Garage and Extra Storage: A Garage and an additional storage room provide versatile space, ideal for a bar, home office, or any creative endeavour. It even comes with connected water for added convenience.

Outdoor Amenities:

An outside tap ensures easy gardening, and a separate utility room near the side/back door offers practicality and organization.

First and Second Floors: Comfort and Space

As you ascend to the first and second floors, you'll discover five generously sized bedrooms, all thoughtfully designed to offer comfort and privacy. Four double bedrooms await, with one featuring an ensuite bathroom and an adjacent dressing room for a touch of luxury.

Top Floor Delight:

The top floor is a gem on its own, featuring an amazing room with its own ensuite bathroom. This space is ideal for a teenager seeking independence or perfect for guests staying over.

Gallery Stairwell and Spectacular Light Fitting:

The gallery stairwell with its spectacular light fitting serves as the centrepiece of the home, creating an impactful "wow factor" that dominates the large welcoming hallway.

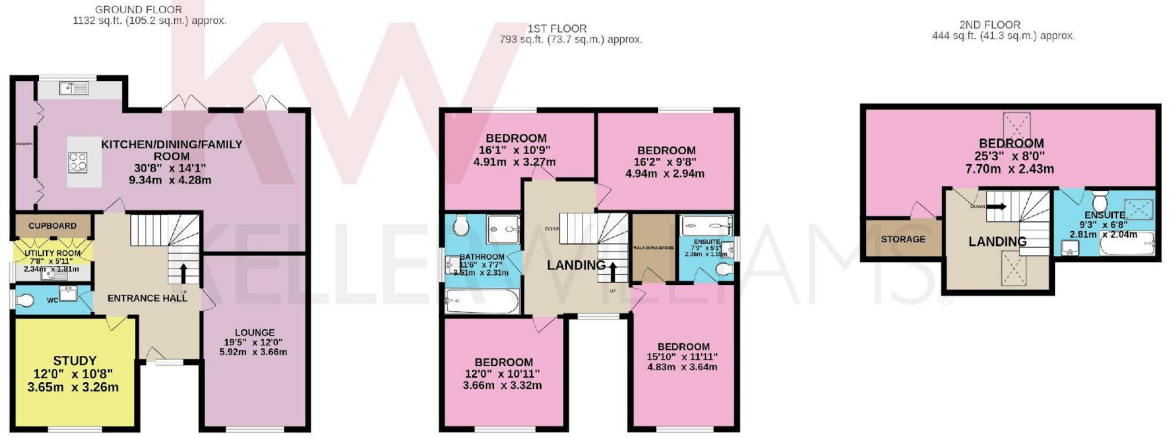
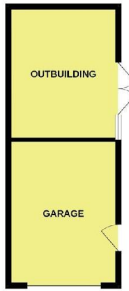
Additional Highlights:

- A study on the ground floor provides a dedicated workspace or 6th bedroom.
- TV points in every room ensure entertainment options for all.
- Ample parking space for several cars within a private gated driveway.
- Added security with CCTV in place.

In summary, this exceptional property offers a blend of elegance and is waiting to be filled with family fun and laughter, it is an ideal haven for modern living. With its remarkable features, lush garden, and versatile spaces, it promises a lifestyle of comfort, convenience, and luxury. Viewings strictly by appointment only. Call us and make this your dream home with Sue Wragg-Keller Williams







TOTAL FLOOR AREA: 2369 sq.ft. (220.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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