



54 Bawtry Road Doncaster, DN4 7BQ Asking Price £1,570,000

Positioned on a generous, private plot, in excess of 0.5 acre, this is a truly remarkable detached home offering around 7,000 sq ft of accommodation. Features high quality family living, along with leisure facilities including swimming pool / spa and sauna, home cinema and substantial snooker / games room with bar and access to roof terrace. Offering very flexible living, with options to incorporate an independent annexe, the living space is over 3 floors, and includes, to the lower ground floor; master bedroom suite, further en suite bedroom, family room and study. The upper ground floor features a welcoming reception hall, cloakroom, WC, formal lounge with views across the gardens, magnificent split level, kitchen / dining / sitting room. Utility room. Access to guest bedroom suite.

First floor; further bedroom suite with dressing and shower room. Bedroom, bathroom. Outside is a large driveway providing parking for numerous vehicles, double garage (currently incorporating gym), low maintenance borders. The rear of the property enjoys private, well stocked, south facing grounds, with secluded patio and seating areas.

- outstanding family home on generous plot
- recently fully refurbished to extremely high standards throughout
- high quality bespoke kitchen with integrated appliances
- wide range of leisure facilities, including pool, cinema and snooker room
- set back from Bawtry Road with ample parking and garaging, SOLAR PANELS
- formal, mainly lawned grounds with large, private seating areas
- internal layout would allow for independent annexe
- ideally located in an exclusive setting, close to amenities
- easy motorway access, great for commuting across South Yorks / North Notts
- a unique property of exceptional quality

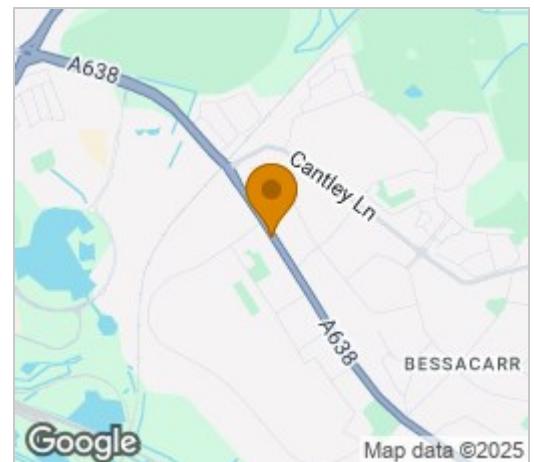
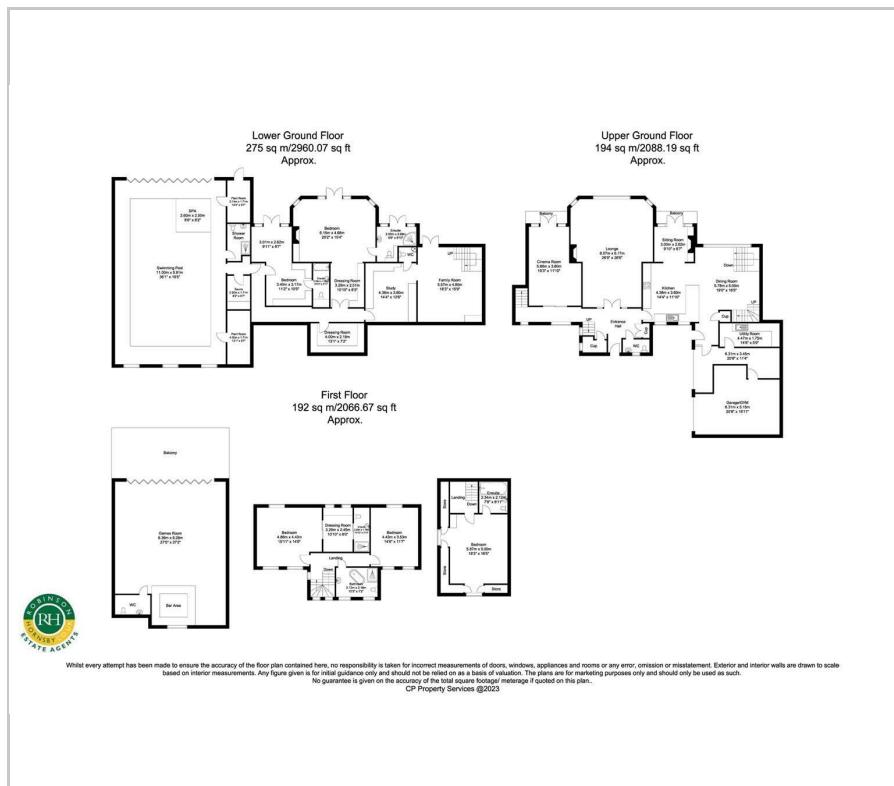
Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Area Map



Energy Efficiency Graph

Grade	Current Points	Potential Points
A	92 plus	92-91
B	89-80	80-79
C	55-49	49-44
D	39-34	34-30
E	21-18	18-15
F	14-12	12-10
G	1-2	2-0

The figure shows a horizontal scale for environmental impact based on CO2 emissions. The scale is divided into seven color-coded segments, each with a corresponding letter and a range of values in parentheses. The segments are: Very environmentally friendly - lower CO2 emissions (A, 0-2), (B1-51) (B, 2-51), (69-80) (C, 51-80), (55-68) (D, 80-68), (39-54) (E, 68-54), (21-38) (F, 54-21), and (1-20) (G, 21-1). The segments are arranged from left to right in descending order of CO2 emissions. The scale is labeled 'Environmental Impact (CO2) Rating' at the top and 'Not environmentally friendly - higher CO2 emissions' at the bottom. The segments are color-coded: A (blue), B (light blue), C (light grey), D (medium grey), E (dark grey), F (black), and G (dark grey/black).



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