



## 11a Blenheim Drive Finningley, Doncaster, DN9 3QF Offers Around £850,000

Nestled in a charming quiet cul de sac off Blenheim Drive in Finningley, this executive detached house is a true gem waiting to be discovered. Boasting 4 reception rooms, 5 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living. This fantastic home exudes modernity while retaining a classic charm. The property sits on a large plot of over 1/4 acre, providing a sense of privacy and tranquillity. The gated entrance adds an extra layer of security and exclusivity to this already impressive residence.

One of the standout features of this property is the parking space for 4 vehicles together with a double garage, a rare find in many homes. The spacious interior is immaculately presented, offering a perfect blend of style and functionality.

What sets this property apart is the extension that provides fantastic separate office facilities, ideal for those who work from home. Alternatively, the space could be transformed into an annexe, catering to various needs and preferences.

Whether you're looking for a family home with room to grow or a property with versatile spaces, this house on Blenheim Drive has it all.

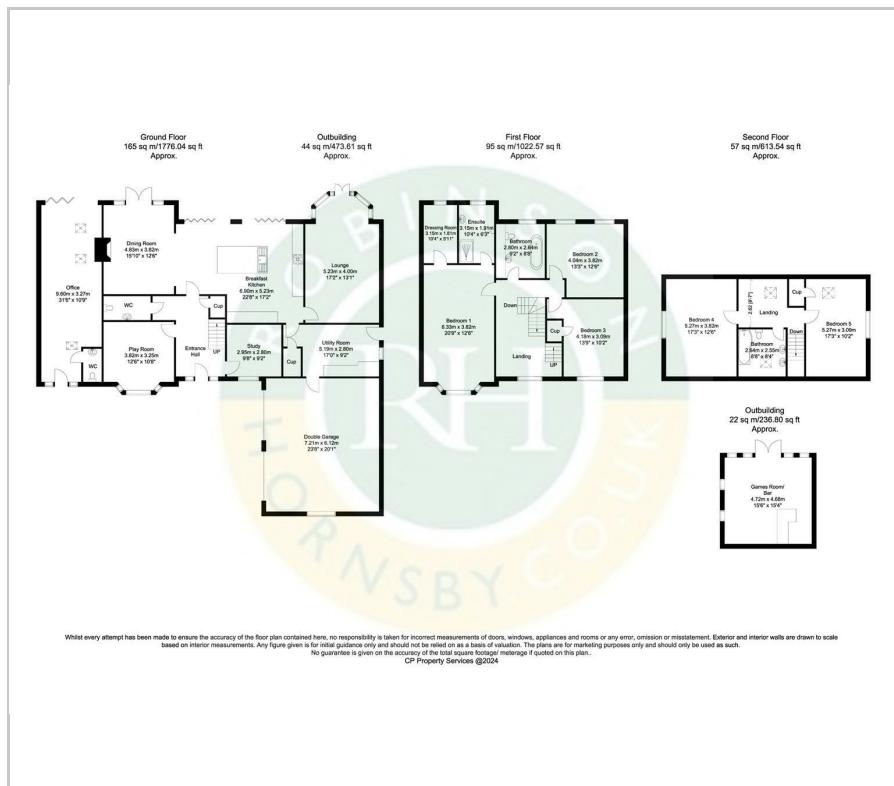
- Executive detached house
- Five good sized bedrooms
- Immaculately presented throughout
- Contemporary open plan kitchen/dining/living room
- Private gated access to front
- Double garage and ample off road parking
- Large garden to rear and side and garden studio/bar
- Separate office with independent access and WC
- Quiet cul de sac location
- Must be viewed

### 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	81
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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