



## 28a Warrington Drive

Doncaster, DN4 6SS

**£975,000**

Situated in a private premier setting in a highly regarded location is this beautifully presented, individually designed residence. Appointed to the highest of specifications where an internal inspection is a must to appreciate the fixtures and fittings on offer.

The property is accessed via electric gates accompanied by a spacious driveway and double garage providing ample off-road parking. Featuring a well-appointed layout, the property comprises of; a grand entrance hallway with central oak staircase, spacious lounge with bespoke stone fireplace, dining room, breakfast kitchen with a range of integral appliances and a built in aga, family room/snug, study, W/C and for those who like to host will the bespoke bar and entertainment room, complete with air conditioning for comfort and bi-fold doors that seamlessly connect to the rear garden patio. To the first floor; master bedroom with dressing room and en suite, a further four double bedrooms two of which benefit from en suites, laundry room/utility and a family bathroom. To the outside, the south facing rear garden benefits from landscaped gardens, attractive borders, mature trees and shrubbery and a patio area. To the front of the property is a gated driveway offering off road parking for multiple vehicles and access to integral double garage.

Within easy reach of reputable schools, shops, supermarkets, amenities and Yorkshire Wildlife Park. Just a few minutes' drive will take you to the motorway network making this the perfect choice for commuters.

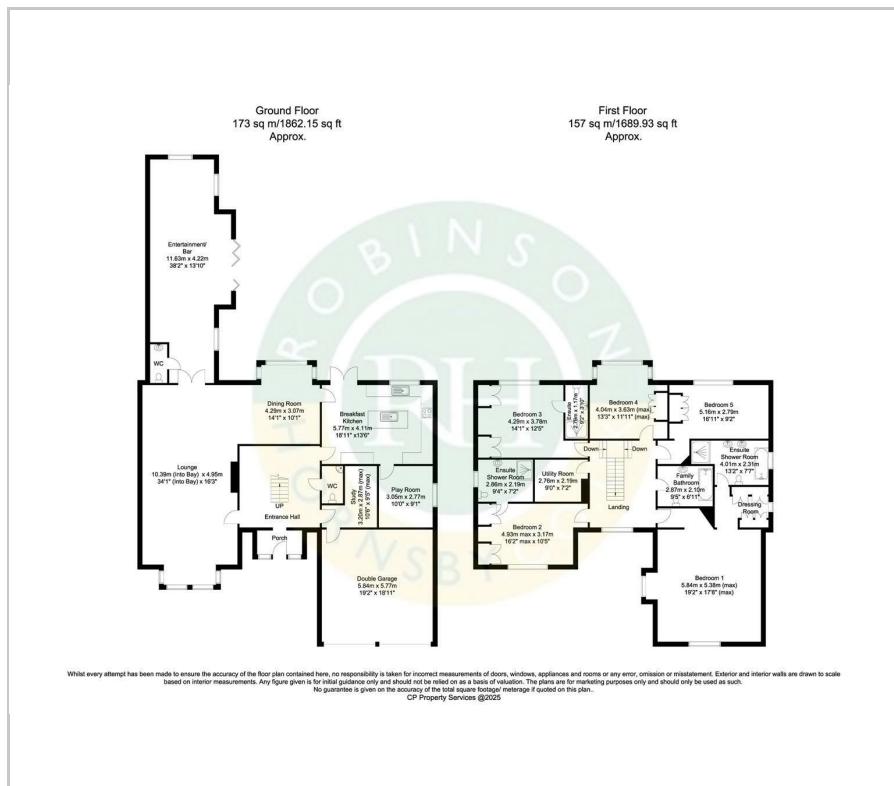
- Individually designed five bedroom detached property
- Situated in a private premier setting in a highly regarded location
- Well appointed, spacious accommodation throughout
- Elegant galleried Staircase
- Underfloor heating to the ground floor
- Bar/entertainment room
- Family room, study/home office or workspace
- Downstairs WC
- Five double bedrooms, three with en suites
- Viewing highly recommended to appreciate the size and composition on offer

### Viewing

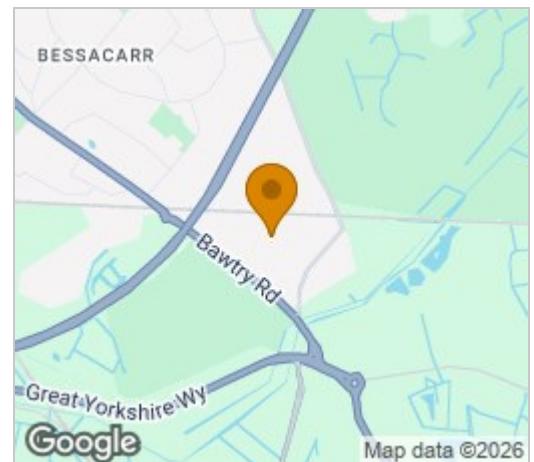
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



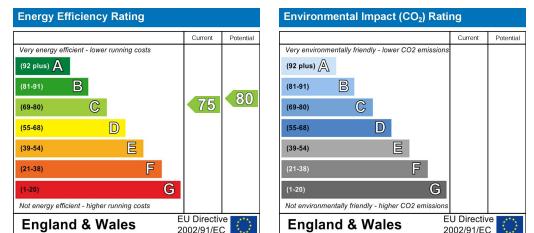
## Floor Plan



## Area Map



## Energy Efficiency Graph



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