



140 Brook Way, DN5 0TY

**£269,500 Offers In Region Of
Tenure Freehold**

- Four bedrooms, two bathrooms
- Beautifully landscaped rear garden
- Two summerhouse's, one with TV & power
- Opposite Arksey Primary School
- Recently upgraded kitchen & bathrooms
- Open-plan living with flowing layout

140 Brook Way, Arksey – Beautifully Upgraded Family Home with Exceptional Outdoor Space in a Charming Village Setting

Welcome to 140 Brook Way, a beautifully presented four-bedroom, two-bathroom family home in the charming village of Arksey, on the edge of Doncaster.

Set directly opposite the well-regarded Arksey Primary School and within walking distance of everything the village has to offer, this home blends stylish interior upgrades with an enviable plot and garden space that truly sets it apart.

Step inside and you’re welcomed by soft neutral décor, a wide hallway, and a wonderful sense of space and light. To the front, a cosy yet elegant lounge offers the perfect place to unwind, with a modern feature fireplace and views across the green frontage.

To the rear, the layout opens up beautifully. The recently upgraded kitchen features sleek cabinetry and luxurious quartz worktops, with ample space to dine, cook, and entertain in comfort. It flows seamlessly into a spacious dining area and continues into an extended rear lounge, bathed in natural light and finished with patio doors that lead directly onto the garden. This open-plan arrangement creates the perfect setting for al fresco dining, relaxed weekends, and effortless summer entertaining.

A separate utility room just off the kitchen adds valuable practicality, complete with a freestanding American-style fridge freezer, a double Belfast-style sink, additional storage, a side door to the garden, and internal access to the integral garage, complete with electric roller door.

Upstairs, four well-proportioned bedrooms, three doubles and one single, provide ample space for the whole family. Two of the double rooms feature fitted wardrobes, and all are finished in soft, calming tones. The home offers two stylish



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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