



78 Stonehill Rise, DN5 9HE
£299,995 Offers In Region Of
Tenure Freehold

- DOWNSTAIRS WC
- OPEN-PLAN
- GARAGE AND DRIVEWAY
- BUILT IN OVEN & HOB
- CLOSE TO SHOPS, SCHOOLS AND LEISURE FACILITIES
- MOVE IN READY
- NOT OVERLOOKED
- POND

An exceptional four-bedroom detached residence, beautifully presented and positioned within the highly sought-after location of Scawthorpe, offering refined family living with elegant interiors, generous proportions, and a truly tranquil setting backing onto open fields.

Upon entering, you are welcomed by a stylish entrance hallway featuring parquet flooring, setting the tone for the quality found throughout. The ground floor accommodation includes a cloakroom/WC, a sophisticated separate lounge, and an impressive open-plan kitchen, dining and family area, thoughtfully designed to provide a seamless space for both everyday living and entertaining. The kitchen is well-appointed with a built-in oven and hob, combining practicality with contemporary style.

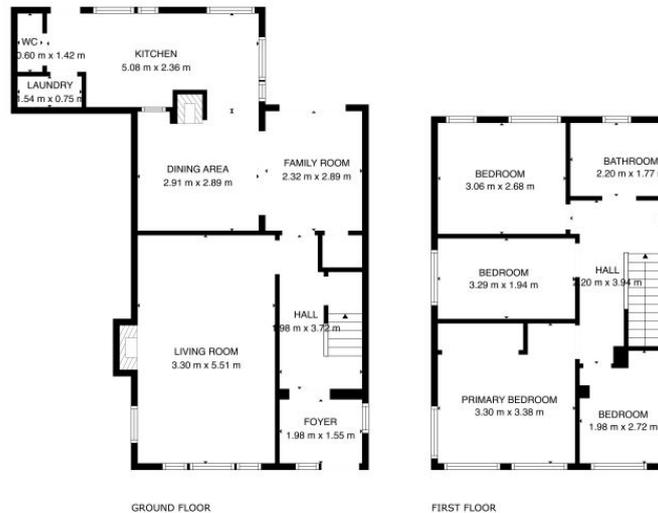
To the first floor, the property offers four well-proportioned bedrooms and a modern family bathroom complete with a shower over bath, catering perfectly to the needs of a growing family.

Externally, the home enjoys a private and beautifully maintained rear garden, complete with a charming pond, creating a peaceful and idyllic outdoor retreat. The garden benefits from a high degree of privacy, as the property is not overlooked and enjoys uninterrupted views across open fields.

Further enhancing the appeal is a detached garage and a secure gated driveway, providing ample off-street parking.

Ideally located close to a range of well-regarded schools, local amenities, and shops, the property also offers excellent access to Doncaster town centre and the A1 motorway, making it perfectly suited for commuters.

This is a superb family home combining space, privacy, and a premium setting, early viewing is highly recommended.



GROUND FLOOR

FIRST FLOOR

TOTAL: 103 m²
 GROUND FLOOR: 59 m², FIRST FLOOR: 44 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², WALLS: 10 m²

Environmental Impact (CO ₂) Rating	
	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	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	68
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC