Welcome Homes













30 The Avenue, DN5 7HX

£450,000 OffersInRegionOf
Tenure Freehold

- 4 Bedroom Detached Family Home
- Sought after location
- Double Garage & Driveway
- Stunning Open Plan Kitchen, Dining & Living
- Open Plan
- Master Bedroom With Ensuite

Welcome Homes | 1 Winchester House, Winchester Way, Scawsby, Doncaster, DN5 8LL | Email: enquiries@welcomehomesproperty.co.uk

Nestled within the charming South Yorkshire village of Harlington, this distinguished four-bedroom detached residence presents a wonderful opportunity to embrace village life without compromising on space, style or modern convenience. Extending to approximately 1,700 sq. ft. of living accommodation, the property enjoys a generous plot with an attractive countryside backdrop.

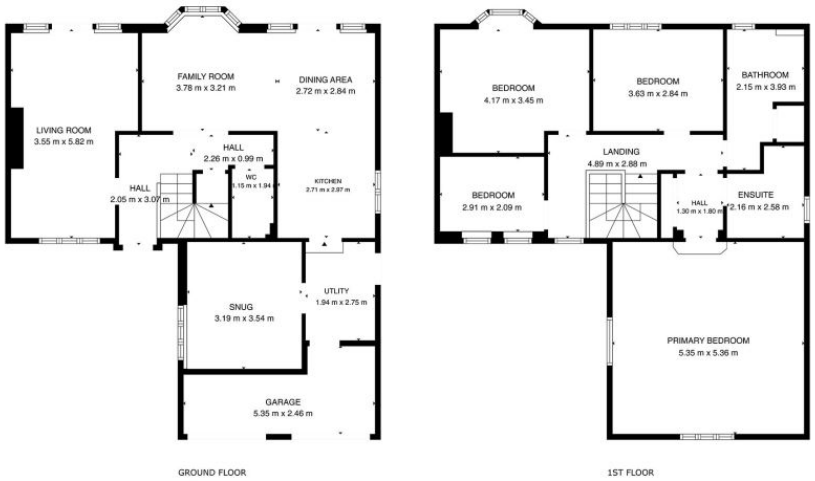
Approached through wrought-iron gates, the residence sits proudly within its grounds, with an extensive block-paved driveway, established hedgerows and a generous frontage creating an impressive first impression.

Beyond the entrance, a welcoming reception hallway introduces a home of generous proportions and thoughtful design. The elegant principal living room extends to over 19 feet, offering a peaceful retreat away from the bustle of everyday family life.

The true showpiece of the home is the beautifully appointed open-plan kitchen, dining and family room. Designed around the way modern families live, this wonderful space effortlessly combines cooking, dining and relaxation. Contemporary high-gloss cabinetry, integrated cooking appliances and a stylish peninsula complement the light-filled interior, whilst a charming bay window and French doors overlooking the garden bring the outdoors in.

A separate snug offers a more intimate setting, equally suited to a children's playroom, private study or additional reception room. A dedicated utility room and ground-floor cloakroom provide the practical touches essential to a home of this calibre.

The first floor is equally impressive, with a spacious landing leading to four bedrooms. The magnificent principal bedroom suite is a particular highlight, measuring approximately 17 ft 7 in by 17 ft 7 in. Offering exceptional proportions, a private en-suite and ample space to create a dedicated dressing area, it provides a wonderful sanctuary in which to unwind.



TOTAL: 158 m2
GROUND FLOOR: 78 m2, 1ST FLOOR: 80 m2
EXCLUDED AREAS: GARAGE: 10 m2, LOW CEILING: 8 m2, BAY WINDOW: 1 m2,
WALLS: 15 m2

