



**Golden Acres, 1 Eastlound Road,
Haxey, Doncaster DN9 2LW**

- Wonderful opportunity to acquire this sizable detached three bedroomed bungalow. Located in a popular area of Haxey close to all local amenities. Briefly comprising reception hallway, living room, dining room, breakfast kitchen, rear entrance lobby, utility room, three bedrooms, family bathroom and separate WC. To the front of the property there is a lawned garden with hedge boundary with driveway with ample parking that leads to the detached double garage. To the rear there is a lovely lawned garden with established shrubs surrounded by a hedge boundary and a double detached garage. Vacant possession - no chain! To appreciate the size of the rooms this bungalow must be viewed. UPVC double glazed units. GFCH. Contact Agents to arrange a viewing! •
- Three bedrooms sizable, detached bungalow - Reception hall / Living room / Dining Room - Breakfast Kitchen / Rear Entrance Lobby / Utility Room - 3 bedrooms / Family Bathroom / Separate WC - Substantial size front and rear garden - Double detached garage - Driveway with ample parking •

Price Region: £435,000

DETACHED BUNGALOW

RECEPTION HALL Wooden entrance door with glass side screen leading into sizeable L shaped hallway with loft access. Radiator. Double glass panelled doors opening into: -



LIVING ROOM 23' 0" x 17' 10" (7.025m x 5.459m) Impressive walk-in bay window which offers so much light and views over garden. Open grate fire with marble insert and hearth. Decorative fireplace surround. Television point. Radiators. Additional double glass panelled doors leading into: -



DINING ROOM 13' 5" x 11' 7" (4.111m x 3.535m)

Double aspect windows. Radiator.



BREAKFAST KITCHEN 13' 10" x 12' 10" (4.230m x 3.921m)

Side facing window. Extensively fitted oak base and wall units with larder and pan drawers and glass fronted style dresser unit. Worktop incorporating one and half stainless-steel single bowl drainer with mixer taps. Tiled splash backs. Neff Halogen hob with extractor fan above. Built in separate Neff oven and grill. Integrated dishwasher and tall fridge. Television point. Radiator. Internal window and door leading into: -



REAR ENTRANCE LOBBY 9' 6" x 7' 8" (2.896m x 2.361m)

Double aspect windows and door to the rear garden. A continuation of oak fitted base and wall cupboards with drawers and worktop. Radiator.

UTILITY ROOM Rear facing window. Fitted base cupboards and worktop incorporating stainless steel single drainer with mixer taps. Fully tiled walls. Provision for whitegoods. Boiler and radiator.

BEDROOM 1 14' 3" x 10' 11" (4.362m x 3.350m) Front facing window. Extensive range of fitted wardrobes incorporating bedside drawers with display over head with storage and matching dressing table. Radiator



BEDROOM 2 11' 11" x 10' 11" (3.655m x 3.333m) Rear facing window overlooking garden. Fitted wardrobes with bed side drawers and overhead storage. Radiator.



BEDROOM 3 8' 10" x 7' 1" (2.709m x 2.169m) Rear facing window overlooking garden. Fitted wardrobes. Radiator.

WC Rear facing window. Floating hand basin. Half tiled walls. Shaving point. WC incorporating side storage cupboard and display top. Radiator.

BATHROOM 8' 8" x 7' 3" (2.667m x 2.228m) Rear facing window. Extensively fitted vanity sink unit with storage cupboards and drawers. Display top and low flush WC. Vanity mirror with lights over, and bath with shower over. Tiled walls. Shaving point. Ceiling spotlights. Heated towel rail and radiator.



OUTSIDE To the front of the property there is a lawned garden with hedge boundary with driveway with ample parking that leads to the detached double garage. To the rear there is a lovely lawned garden with established shrubs surrounded by a hedge boundary and a double detached garage.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: E

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236