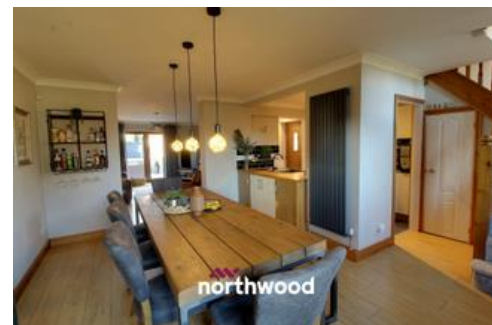
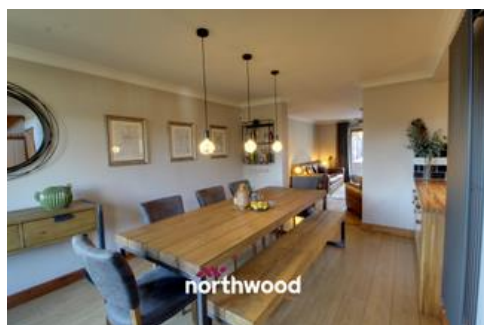




Popplewell Close, Belton, Doncaster  
OIRO £250,000



Freehold | EPC rating: C

- Luxurious living with an affordable price tag.
- Utility area
- Rural location with excellent transport links
- Master Bedroom with Skylight & Ensuite
- Three bedroom detached family home
- Open Plan Kitchen/diner
- Ample parking and Tandem garage
- Lounge with Log Burner



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## Description

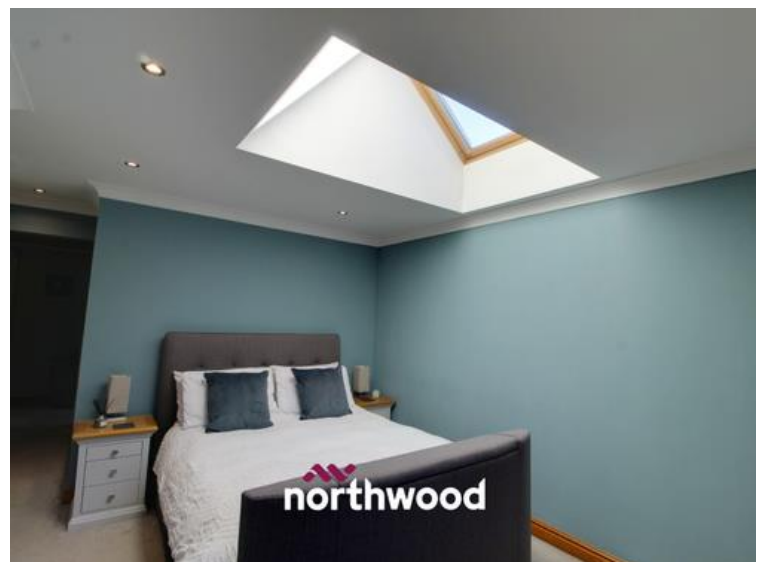
This amazing property is modern living at it's absolute finest, pleasantly situated in the rural location of Belton, which is easily accessible for the commuter. Belton is great choice for families looking for a rural retreat with plenty to do, with the neighbouring cosmopolitan village of Epworth only minutes way.

In brief, the accommodation comprises of:- kitchen/diner, utility area. Lounge with log burner and hard wood floor. A feature split level staircase with partial galleried landing, three bedrooms, all with built in wardrobes, the master having a sky light and ensuite shower room. There is also a family bathroom with shower over the the jacuzzi style bath.

The exterior has plenty of curb appeal and an impressive approach, boundary is defined with conifers and lawn to the front and hard standing for further parking and shared driveway leading to private driveway in front of the tandem garden which has power and lighting and engine pit and side door. The rear is private, enclosed and real suntrap being on the west, with porcelain tiled patio area for the sunny evenings and lawned area.

CCTV in operation.

## Photographs



## Dining area

Accessed via a brown uPVC door with oval ornate glass panel to top, front facing feature bay uPVC Georgian bar style window, laminate flooring coving to ceiling, flat panel radiator and ample power point. Ideal for entertaining due to the fact it can take a large eight seater plus table and chairs. Understairs cupboard for storage housing newly installed boiler. This room opens out to the kitchen and dining area, creating a great open plan vibe and letting in lots of natural light.

*5.00m x 4.93m (16'5" x 16'2")*

## Utility Area

Having a tiled floor, side facing door, velux window, plumbing for washer and dryer, continuation of wall and base unit and complimentary worktop, ample power points.

*2.01m x 1.63m (6'7" x 5'4")*

## Stairs and Landing

Having a front facing Upvc Georgian bar style window on the split level, wooden banister and hand rail, stairs on a feature curve, spacious partial galleried landing, power point and loft access with large hatch and ladder.

*0.00m x 0.00m (0'0" x 0'0")*

## Ensuite

Fully tiled, shower cubicle with hand held and overhead fittings, WC and wash hand basin.

*0.00m x 0.00m (0'0" x 0'0")*

## Bedroom Three

Having a fitted carpet, front facing uPVC d/g Georgian bar style window, fitted wardrobes and bed, coving to ceiling, radiator and power points.

*3.01m x 1.78m (9'11" x 5'10")*

## Exterior

To the front you will find lawned area, hard standing for parking, borders with conifers for privacy, shared driveway leading to private parking in front of the tandem garage, this has power and lights, an inspection pit and ample space to park your car and storage, the garage has a side door. Gate to bin store. Further gate to rear garden, which has a patio area, tiled with top of range porcelain tiles, lawn and further area behind the garage. The garden is fully enclosed and private, it is west facing and a rear suntrap and ideal for entertaining.

*0.00m x 0.00m (0'0" x 0'0")*

## Kitchen

Fitted out in two tone contrasting high shine kitchen with ample wall and base units, partial tiling to walls, solid wooden work top, four ring gas hob, stainless steel extractor hood, eye level single oven, integrated dishwasher, tiled floor, ample power power points.

*2.60m x 2.33m (8'6" x 7'7")*

## Living Room

Having hard wood floor, rearing racing French doors opening out to the enclosed rear garden, coving to the ceiling, flat panelled radiator, log burner and partial tiling to the wall behind. Ample power points.

*3.94m x 3.04m (12'11" x 10'0")*

## Bedroom One

Having rear facing uPVC d/g Georgian Bar style window, fitted carpet, large feature skylight, spot lights to the ceiling, built in wardrobes, coving to the ceiling, radiator and ample power points.

*6.10m x 3.30m (20'0" x 10'10")*

## Bedroom Two

Having a fitted carpet, side facing uPVC d/g Georgian bar style window, fitted wardrobes, coving to ceiling, radiator and power points.

*3.51m x 2.56m (11'6" x 8'5")*

## Bathroom

Having a rear facing uPVC obscure window, fully tiled, classic white suite comprising of WC, ornate sink and waterfall mixer tap, furniture beneath, jacuzzi style bath, with central tap, shower over and bifold shower screen. Heating towel rail and complimentary bathroom fittings.

*0.00m x 0.00m (0'0" x 0'0")*

## Disclaimer

2 Popplewell Close. Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

*0.00m x 0.00m (0'0" x 0'0")*

More photographs



# Floorplan



Total area: approx. 99.7 sq. metres (1072.9 sq. feet)

# Map

