



**9 Aston Green  
Dunscroft DN7 4HQ**

**Offers Over £195,000  
FREEHOLD**

Generous sized THREE bedroom DETACHED bungalow with lounge, dining room, kitchen and an extended utility/sun room. Driveway, garage and carport. Front and private rear gardens. Viewing essential to appreciate the size. Quiet cul-de-sac. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM DETACHED BUNGALOW** • Lounge, Dining Area, Fitted kitchen • Extended Utility/Sun room

## ENTRANCE PORCH

Front and side facing UPVC double glazed windows and UPVC double glazed entrance door and UPVC double glazed door leading into the hallway.

## ENTRANCE HALL

Tiled floor. Useful built-in storage cupboard with additional built-in airing cupboard. Loft access point. Radiator. Doors off to all rooms.

## LOUNGE

16'8" x 10'11"

Front facing UPVC double glazed bow window. Feature timber fireplace with marble hearth and inset to an gas fire.

Radiator. Open access into the dining area.

## DINING AREA

10'4" x 8'3"

Rear facing sliding patio doors leading into utility/sun room.

Door into the kitchen. Radiator.

## KITCHEN

11'7" x 10'4"

Rear facing UPVC double glazed window UPVC double glazed entrance door. Fitted with a range of white wall and base units with grey granite effect laminate worksurfaces

incorporating a one and a half bowl sink and drainer with splash back tiling. Free standing electric cooker with extractor hood above. Space for fridge freezer and dishwasher. Tiled floor. Radiator. Wall mounted gas central heating boiler.

## UTILITY/SUN ROOM

15'9" x 6'8"

Rear and two side facing UPVC double glazed windows and UPVC double glazed entrance door. Fitted with a range of wall and base units with marble effect laminate worksurfaces incorporating a stainless steel sink and drainer. Space for washing machine and dryer. Tiled floor. UPVC double glazed entrance door leading into the carport.

## BEDROOM ONE

12'5" x 8'9"

Front facing UPVC double glazed window. Built-in wardrobes.

Radiator.

## BEDROOM TWO

11'8" x 8'9"

Rear facing UPVC double glazed window. Built-in wardrobes with sliding mirror doors. Radiator.



- UPVC double glazed
- Gas central heating
- Driveway, Carport and Garage
- Front and rear gardens
- Quiet cul-de-sac
- NO UPWARD CHAIN INVOLVED

### BEDROOM THREE

9'9" x 8'4"

Front facing UPVC double glazed window. Radiator.

### BATHROOM

8'5" x 7'2"

Two rear facing UPVC double glazed windows. Fitted with a four piece suite comprising of a panelled bath, tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Fully tiled walls and floor. Radiator.

### OUTSIDE

Standing in well stocked and mature landscaped gardens there is a front lawn with established and clipped shrubs and perennials with a paved driveway to the right hand side providing off road parking and leading to the carport. There is a path to the left side of the bungalow which leads to the bin storage area with wrought iron gate leading into the rear garden.

### CARPORT

15'4" x 7'10"

With wrought iron gates to the front and leading through to the garage. From here there is also an entrance door leading into the utility/sun room.

### BRICK GARAGE

17'1" x 8'7"

Front up and over access door. Electric light and power. There is a pedestrian door leading from the garage and directly into the rear garden.

The rear garden is particularly private with a large paved seating area, lawn and established hedging and shrubs.

### NO UPWARD CHAIN INVOLVED







## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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