



## 11 Quantock Close Doncaster DN8 5YT

Offers Around £229,950

**FREEHOLD**

**VIEWING ESSENTIAL.** Good sized THREE bedroom DETACHED bungalow set within a good sized plot with garage & long driveway. Spacious lounge. Modern fitted kitchen & shower room. Utility porch. UPVC double glazed. Gas central heating. Private rear garden. Quiet cul-de-sac location. NO UPWARD CHAIN INVOLVED.





- **THREE BEDROOM DETACHED BUNGALOW** • Entrance hall, Spacious lounge • Modern fitted kitchen, Utility Porch

## SIDE OPEN ENTRANCE PORCH

### ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining side panel window. Two useful built-in coat/shoe/storage cupboards. Doors off to all rooms. Radiator. Loft access with pull down ladder which also houses the gas central heating boiler.

### LOUNGE

16'9" x 11'5"

Front facing UPVC double glazed bow window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Radiator.

### KITCHEN

11'5" x 8'3"

Single glazed window and door leading into the utility porch. Fitted with a range of cream shaker style wall and base units with granite effect laminate worksurfaces incorporating a sink and drainer and splashback tiling. Free standing electric cooker with extractor hood above. Space for fridge freezer. Inset ceiling spotlights. Chrome towel radiator.



## UTILITY PORCH

11'3" x 4'7"

Timber construction with front and side facing sealed unit double glazed windows and rear entrance door. Plumbing for washing machine. Radiator.

### BEDROOM ONE

11'5" x 10'11"

Rear facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Radiator.

### BEDROOM TWO

12'4" x 8'9"

Front facing UPVC double glazed window. Radiator.

### BEDROOM THREE

8'9" x 7'11"

Rear facing UPVC double glazed window. Radiator.

## SHOWER ROOM

8'10" x 5'10"

Two side facing UPVC double glazed windows. Fitted with a modern white suite comprising of a tiled shower cubicle with mains shower, built-in storage cupboards with integrated sink and w.c. Tiled walls. Laminate floor. Chrome Towel radiator. Inset ceiling spotlights.



- Modern fitted shower room • UPVC double glazed • Gas central heating • Garage, Long Driveway • Quiet cul-de-sac location • NO UPWARD CHAIN INVOLVED • Extending to approx. 75.5 sq.m

## OUTSIDE

There is a lawned front garden with established shrubs and patterned concrete driveway which leads to the side and rear providing off road parking for multiple vehicles and also leading to the garage. There is an external power supply to the front of the bungalow and an outside cold water tap to the side. Wrought iron gates are fitted to the rear of the bungalows driveway before the rear garden.

## SECTIONAL GARAGE

19'6" x 9'9"

Front remote control electric roller shutter door. Electric light and power. Side pedestrian access door and rear window.

The rear garden is a good size and particularly private, with concrete patterned patio, lawn, timber pergola and established shrubs and hedges.







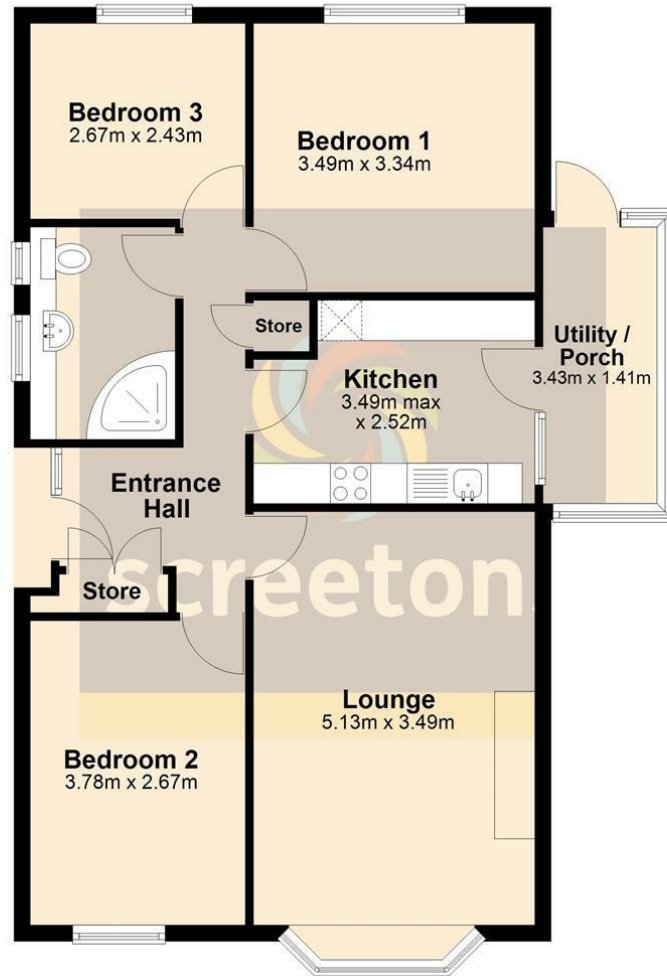



## Additional Information

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

**Tenure** - Freehold

## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

