



## Dukes View, Donnington, Telford

### Offers in excess of £255,000



 3
  2
  1

Freehold | EPC rating: C

- 3 bedroom home
- Private rear garden
- Driveway and garage parking

- Spacious open-plan kitchen and living room
- En-suite shower room

# BELVOIR!

Property is personal

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Description

Dukes View, Donnington - 3 Bedroom Semi-Detached Home

Welcome to Dukes View, a stylish and well-presented three-bedroom semi-detached property located in the popular area of Donnington.

On entering the home, you are welcomed into a bright hallway with access to a convenient WC/utility room, as well as the spacious open-plan kitchen and living area. The modern kitchen, with intergrated fridge/freezer and full dishwasher, flows seamlessly into the living room, which opens out to the private rear garden - perfect for both relaxing and entertaining. The south facing garden has been thoughtfully designed with a low-maintenance astro-turf lawn, a covered seating area for year-round enjoyment, and a versatile garden room currently set up as a home pub. From here, there is also side access into the garage.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a single. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with a walk-in shower.

At the front side of the property the is the main access to garage and the driveway with parking for two vehicles. Ideally located close to local amenities, schools, and excellent transport links, Dukes View is an ideal home for families and professionals alike.

Freehold / Council Tax Band B / EPC C

AML Regulations: We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floorplan



## Rooms

### Hallway

3.12m x 1m (10'2" x 3'4")

### WC/ Utility

1.95m x 1.41m (6'5" x 4'7")

### Kitchen

3.19m x 2.77m (10'6" x 9'1")

### Living Room

5.26m x 3.17m (17'4" x 10'5")

### Bedroom One

3.17m x 2.76m (10'5" x 9'1")

### Shower Room

2.26m x 0.96m (7'5" x 3'1")

### Bedroom Two

3.12m x 2.51m (10'2" x 8'2")

### Bedroom Three

2.31m x 2.05m (7'7" x 6'8")

### Bathroom

2.09m x 1.62m (6'11" x 5'4")

### Garden Room

3.18m x 2.84m (10'5" x 9'4")

### Garage

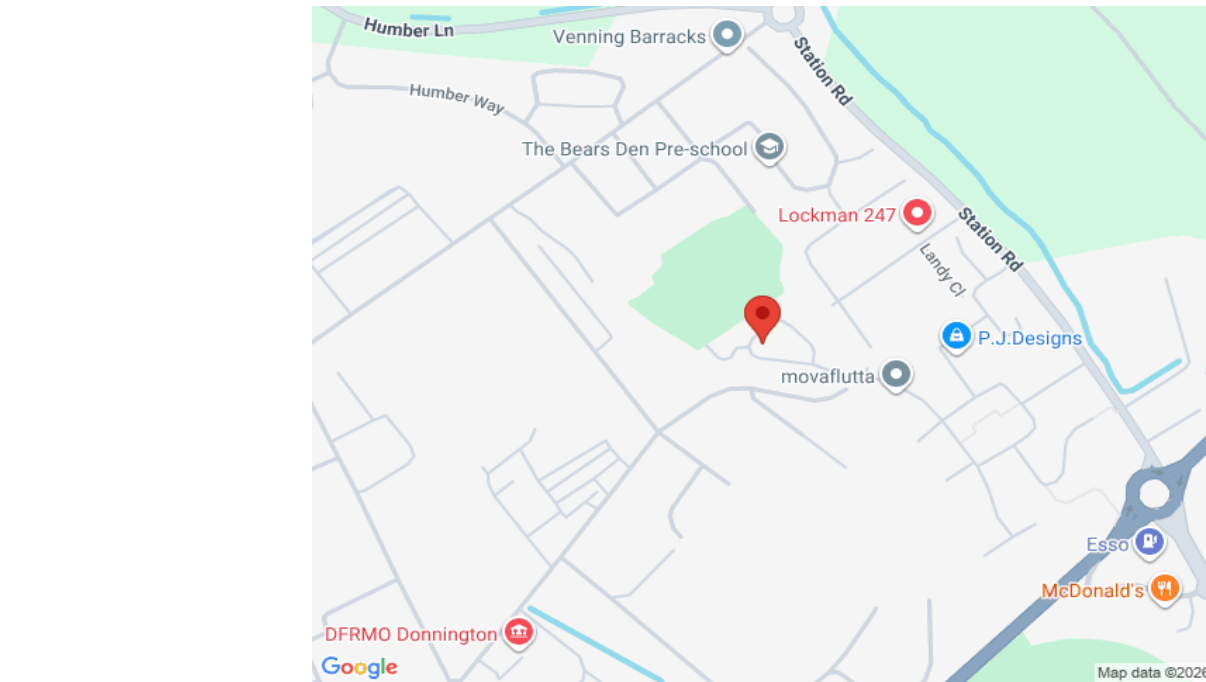
5.41m x 2.73m (17'8" x 9'0")



## Photographs



**Map**



## Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.