



**Station Road, Doncaster , DN6 9HF**  
Offers In Excess Of £350,000 Freehold

  
**MARTIN&CO**



## Station Road, Norton

4 Bedrooms, 3 Bathroom

Offers In Excess Of £350,000

- Four Bedrooms.
- Detached Bungalow.
- Driveway for several cars.
- Detached Garage.
- Large Rear Garden.
- Sought-After-Location.
- Redecoration Project.

Martin&Co are delighted to offer to the market a four bedroom detached bungalow in the highly regarded village of Norton. Available Chain Free. Briefly comprising of a Living Room, Kitchen, Dining Room, Utility Room, two double bedrooms with en-suite, a third double bedroom, a single bedroom and family bathroom. Also benefits from a driveway, detached garage and rear garden. A viewing is essential to appreciate the potential this property has to

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offer. Call now!

**LIVING ROOM** 19' 5" x 13' 10" (5.92m x 4.22m) A spacious living room with large bay window, allowing plenty of natural light.

**KITCHEN** 10' 10" x 12' 9" (3.3m x 3.89m) Fitted with a range of white wall and base units, complimented with white worktops. Also benefits from a freestanding gas oven, hob and extractor fan. There is also plumbing for a dishwasher.

**DINING ROOM** 8' 2" x 9' 5" (2.49m x 2.87m) Leading from the kitchen, a well proportioned dining room.

**UTILITY ROOM** 6' 1" x 5' 3" (1.85m x 1.6m) Leading from the kitchen, a useful utility space with plumbing for a washing machine.

**BEDROOM** 15' 5" x 11' 8" (4.7m x 3.56m) A double bedroom situated at the front of the property.

**BEDROOM** 12' 11" x 7' 5" (3.94m x 2.26m) A single bedroom.

**BEDROOM** 10' 11" x 12' 5" (3.33m x 3.78m) A second double bedroom with en-suite.

**ENSUITE** 4' 6" x 6' 4" (1.37m x 1.93m) Fitted with two piece suite and shower unit.

**BATHROOM** 4' 10" x 9' 4" (1.47m x 2.84m) A family bathroom fitted with white three piece suite and over bath shower.

**BEDROOM** 10' 2" x 17' 0" (3.1m x 5.18m) A third double bedroom situated on the first floor.

**ENSUITE** 5' 0" x 6' 4" (1.52m x 1.93m) Fitted with white two piece suite and corner shower unit situated on the first floor.





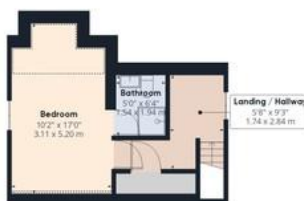








Ground Floor



Approximate total area<sup>†</sup>

1444.41 ft<sup>2</sup>

134.19 m<sup>2</sup>

Reduced headroom

44.82 ft<sup>2</sup>

4.16 m<sup>2</sup>

(†) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.