



1 Lyndhurst Villas , Doncaster, DN6 9PX
£375,000 Freehold

Lyndhurst Villas , Norton, Doncaster

4 Bedrooms, 2 Bathroom

£375,000

- Four Bedroom Detached
- Driveway and integral garage
- High Specification
- Quiet Cul-De-Sac location
- Highly desirable location
- Close to local amenities
- Close to Excellent Commuter Links

A rare opportunity to purchase this four bedroom detached property in a highly desirable village, close to local amenities and excellent commuter links. Briefly comprising separate living room to the front of the property, a spectacular family living space to the rear, open plan kitchen, dining room and second living room with skylight and bi folding doors leading to the garden. A separate utility room, wc and integral garage on the ground floor. There is a master bedroom with

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ensuite, two double bedrooms, a single bedroom and family bathroom on the first floor. The property benefits from a good size driveway to allow parking for two cars, and a private enclosed rear garden with gates to allow further parking if needed. This property has been completed to a high specification and viewing is highly advised to appreciate the space it has to offer. Call now to arrange a viewing.

LIVING ROOM 12' 10" x 12' 3" (3.93m x 3.74m) A front facing living room with large window, wood effect flooring and feature fireplace.

KITCHEN/ LIVING AREA 22' 2" x 17' 7" (6.78m x 5.38m) To the rear of the property is a stunning kitchen/ dining and living space. This makes a superb family area with Bi folding doors leading out onto the garden. The Kitchen is of modern design with white high gloss wall and base units complemented with laminate worktops. The kitchen is fitted with double integrated ovens, a 5 burner induction hob and Extractor. There is an integrated dishwasher and

ample cupboards for plenty of storage. You will also have the luxury of a Kettle boiling water tap. The kitchen opens into a fantastic family living room and dining room.

UTILITY ROOM 8' 6" x 8' 9" (2.61m x 2.68m) Separate utility room with plumbing for white goods.

WC 5' 8" x 2' 6" (1.73m x 0.77m) Ground floor wc with white two piece suite

GARAGE 17' 3" x 9' 0" (5.28m x 2.75m) Integral garage with electric doors

MASTER BEDROOM 20' 9" x 9' 2" (6.33m x 2.80m) A spacious master bedroom with fitted wardrobes and ensuite

ENSUITE 5' 2" x 8' 11" (1.58m x 2.72m) En suite to the master bedroom with walk in shower, wc and vanity sink

BEDROOM 11' 11" x 10' 5" (3.65m x 3.19m) Second front facing double bedroom with fitted wardrobes

BEDROOM 10' 7" x 10' 4" (3.23m x 3.17m) Third double bedroom with fitted wardrobes

BEDROOM 7' 3" x 8' 8" (2.22m x 2.65m) Fourth single bedroom

BATHROOM 5' 1" x 8' 7" (1.55m x 2.62m) Family bathroom with bath and shower, vanity sink and wc









Ground Floor



Approximate total area⁽¹⁾

1542.88 ft²

143.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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