

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



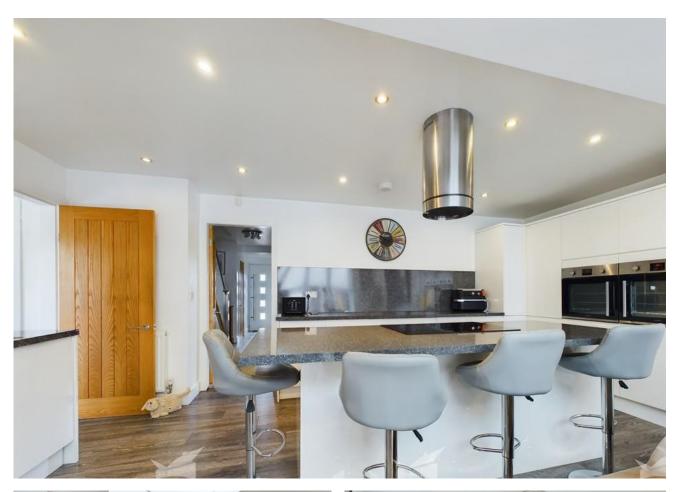
## Lyndhurst Villas , Norton, Doncaster

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, we and integral garage on the ground floor. There is a master bedroom with

%epcGraph\_c\_1\_363%







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 Qettle 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"  $\times$  10' 5" (3.65m  $\times$  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









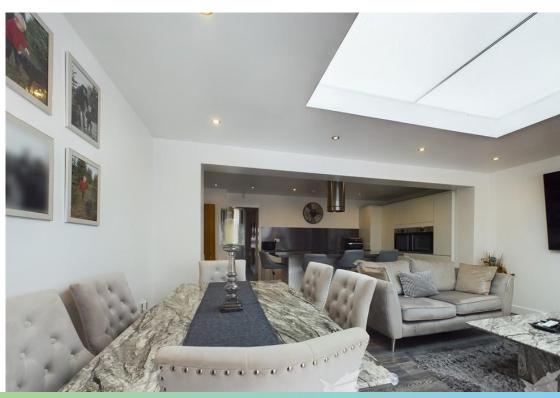














## **Martin & Co Doncaster**

38 Hall Gate • Doncaster • DN1 3NR T: 01302 343 494 • E: doncaster@martinco.com 01302 343 494

http://www.martinco.com



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 less ors(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.

