

BROOK WAY, ARKSEY, DONCASTER, SOUTH YORKSHIRE, DN5 0TX

OFFERS IN REGION OF £170,000





SUPERB EXTENDED THREE BEDROOM SEMI-DETACHED HOME WITH FIELD VIEWS TO THE REAR AND IMMACULately PRESENTED THROUGHOuT. This will surely be top of the list to view, located in the sought after village of Arksey, within walking distance of the local primary school and a perfect family home. Spacious accommodation that simply must be viewed to be fully appreciated, the property in brief comprises of entrance hallway, living room, open plan kitchen/diner, extended dining room, stairs to the first floor landing, three lovely bedrooms, bathroom with three piece suite, driveway, garage, front and rear gardens. **BEAUTIFUL HOUSE IN DN5.**

ENTRANCE HALL

6' 0" x 13' 2" (1.83m x 4.03m) This lovely home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, coving to the ceiling, storage cupboard and stairs to the first floor landing.

LIVING ROOM

11' 5" x 13' 2" (3.49m x 4.02m) Fabulous bright reception space with electric feature fireplace, radiator, coving and a front facing double glazed window.

KITCHEN/DINER

17' 7" x 8' 6" (5.37m x 2.61m) Open plan kitchen/dining area with further open access to the extension at the rear, modern fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, partially tiled splash backs, space for a freestanding cooker with gas hob, extractor fan above, plumbing for a washing machine, wall mounted boiler unit, rear facing double glazed window, coving and a radiator.

EXTENDED DINING AREA

8' 0" x 12' 0" (2.45m x 3.67m) Further reception room extended at the rear, currently utilised as a separate dining room with rear facing double glazed French doors to the garden, side facing double glazed window, radiator and coving.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 8" x 7' 2" (2.04m x 2.19m) Providing access to all bedrooms/bathroom, side facing double glazed window and loft access point.



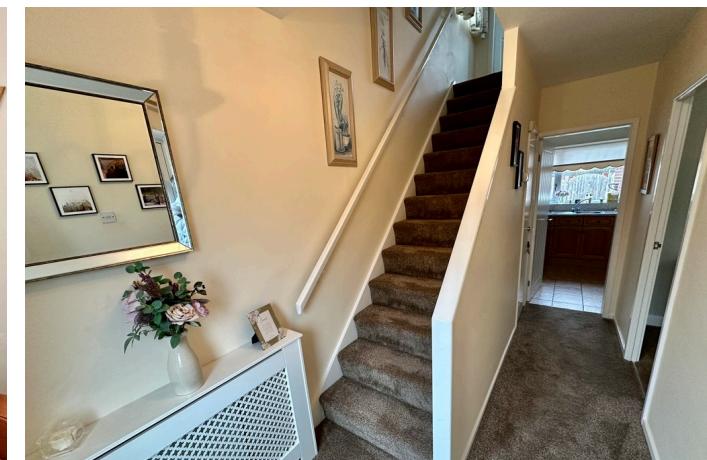
BEDROOM

10' 7" x 11' 11" (3.25m x 3.65m) Fantastic double bedroom with front facing double glazed window and radiator.

BEDROOM

10' 4" x 10' 0" (3.17m x 3.07m) Further spacious double bedroom with built in storage cupboard, rear facing double glazed window and a radiator.







BEDROOM

6' 8" x 9' 1" (2.05m x 2.79m) Positioned at the front of the house, the smallest of the three benefits from built in bed frame with storage beneath, front facing double glazed window and a radiator.

BATHROOM

6' 11" x 5' 4" (2.12m x 1.65m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, P-shaped bath with shower screen mounted above, electric shower unit, tiled walls, coving, radiator and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Partial wall enclosure, open access to the gravelled driveway providing off street parking in front of the house and to the side down the driveway.

GARAGE

Single garage with up and over door, plus further side access door to the garden.

REAR GARDEN

Fence enclosed garden with side access gate from the driveway, paved patio, paved path, gravelled area and small lawned area.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

SERVICES: MAINS

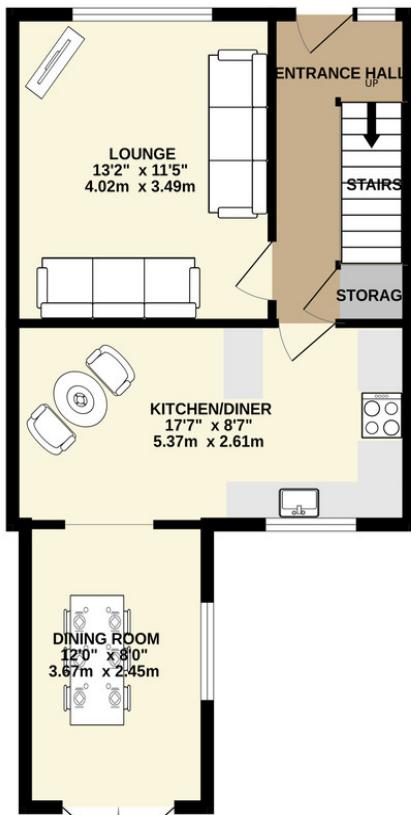
**HEATING SYSTEM: GAS FIRED CENTRAL
HEATING**

LAST SERVICE: 7/2/2025

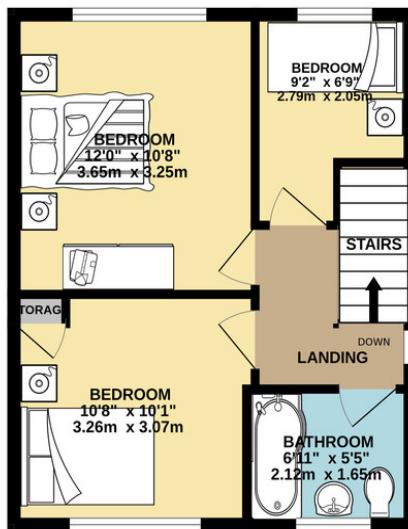
**ELECTRICAL WIRING: NO CERTIFICATE
AVAILABLE**



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		

TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These are for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.