





FANTASTIC FAMILY HOME IN DN2 WITH LOFT CONVERSION, REAR EXTENSION AND BEAUTIFULLY PRESENTED. This must see family home has three first floor spacious bedrooms as well as a loft room that could offer further bedroom space if required. An extremely deceptively spacious house which has been much improved to provide the ideal family property. Within easy reach of Doncaster centre and Doncaster Royal Infirmary you will not want to miss this one and an early viewing is highly recommended. The house briefly comprises of entrance porch, entrance hallway, living room, dining room, kitchen, breakfast room, stairs to the first floor landing, three first floor bedrooms, fabulous bathroom, stairs to the loft room currently utilised as a fourth bedroom, off street parking, single garage and lovely rear garden with patio. **SUPERB BUY IN DN2.**



ENTRANCE PORCH

5' 10" x 2' 0" (1.78m x 0.61m) This lovely home is accessed via the front facing double glazed frosted door to the porch, tiled flooring and door to the hallway.

ENTRANCE HALL

5' 8" x 14' 1" (1.75m x 4.30m) Front facing double glazed frosted door to the hallway, stairs to the first floor landing, LVT flooring, two front facing double glazed frosted windows, feature radiator, dado rail, coving and storage cupboard.

LIVING ROOM

11' 6" x 10' 11" (3.53m x 3.35m) Fabulous reception room with front facing double glazed bay window, feature radiator, picture rail, coal effect gas fire with decorative surround and a telephone point.

DINING ROOM

9' 6" x 12' 10" (2.91m x 3.93m) Further spacious reception room with rear facing double glazed French doors to the garden, LVT flooring, radiator, picture rail and dado rail.

KITCHEN

13' 6" x 6' 4" (4.13m x 1.94m) Stunning kitchen with a range of modern stylish fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring induction hob, extractor fan, integrated dishwasher, integrated fridge/freezer, electric combination oven/microwave, vertical radiator, spotlights, rear facing double glazed window and open access to the extended breakfast room.



EXTENDED BREAKFAST ROOM

7' 2" x 7' 4" (2.19m x 2.26m) Useful additional space with further matching kitchen cabinetry for storage, LVT flooring, radiator, rear facing double glazed window and side facing double glazed door to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

5' 9" x 10' 10" (1.76m x 3.32m) Providing access to the door to the stairs to the loft room, side facing feature double glazed window, coving to the ceiling and a dado rail.

BEDROOM

11' 6" x 10' 11" (3.52m x 3.34m) Great double bedroom with front facing double glazed bay window, radiator and picture rail.

BEDROOM

9' 8" x 9' 5" (2.96m x 2.89m) Further spacious double bedroom with rear facing double glazed window, storage cupboard beneath the stairs, boiler cupboard, picture rail and radiator.

BEDROOM

5' 9" x 7' 1" (1.76m x 2.18m) The smallest of the three first floor bedrooms is positioned at the front and currently utilised as a dressing room with front facing double glazed window and a radiator.

BATHROOM

5' 9" x 5' 6" (1.76m x 1.68m) Immaculately presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, L-shaped bath with glass shower screen mounted above, electric shower unit, partially tiled walls, tiled flooring, heated towel radiator, coving, spotlights and rear facing double glazed frosted window.

STAIRS

Leading from the landing to the loft space.



LOFT ROOM/BEDROOM

11' 3" x 11' 4" (3.44m x 3.46m) Great loft conversion offering versatile space that is currently utilised as a fourth bedroom, with front/rear facing double glazed windows, radiator, power points, lighting and storage cupboards.

FRONT GARDEN/DRIVEWAY

Gravelled area, paved off street parking in front of the attached garage, wall enclosure to both sides, open access to the driveway, raised planters and bin storage.

GARAGE

Single attached garage with front facing garage door.

REAR GARDEN

Lovely long rear garden with large mature tree, pond, block paved patio, pergola, raised decking area and a fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

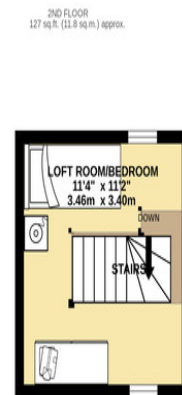
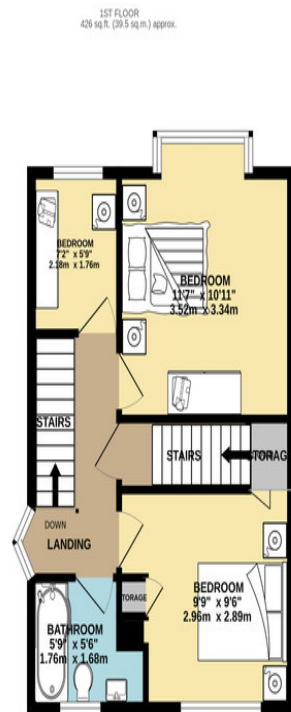
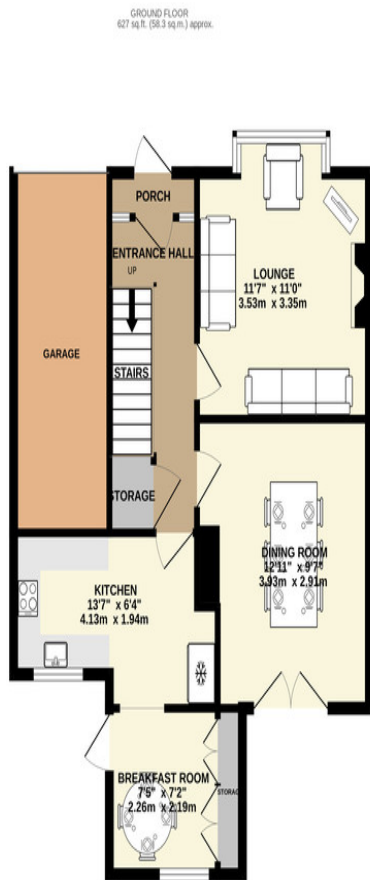
INSTALLATION DATE: UNKNOWN

LAST SERVICE: 2024 WITH BRITISH GAS

SERVICES: MAINS

WINDOWS: REPLACED 3/4/2015

LOFT CONVERSION: ALL APPROVALS OBTAINED WHEN COMPLETED



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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 mis-statement. This plan is for illustrative purposes only and should 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		