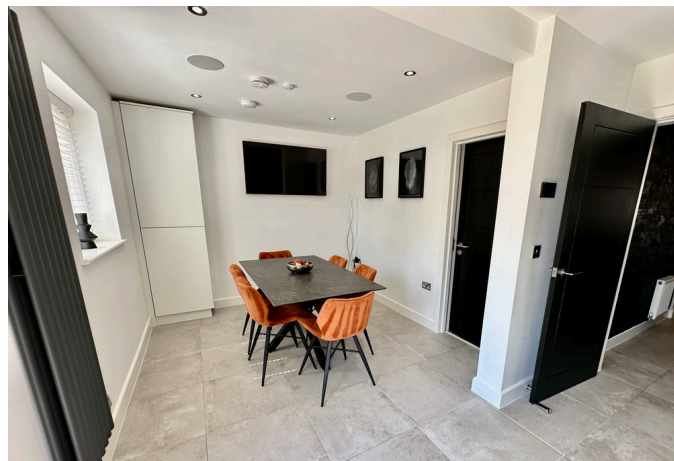








**SUPERB MODERN HOME THAT HAS BEEN MUCH IMPROVED TO PROVIDE FURTHER LIVING ACCOMMODATION AND IS STYLISHLY PRESENTED THROUGHOUT. Only via an internal inspection can you fully appreciate the quality of this property and the space available since the alterations were made. Positioned on a recent development on the outskirts of Armthorpe, it benefits from easy access to the M18 within one mile and is ideal for commuters. The standard of decor is stunning and immaculate in all parts of the house providing a purchaser with a move in ready home. A sought after location in Doncaster and this delightful home briefly comprises of entrance hallway, WC, living room, kitchen/breakfast area, dining area, garage conversion into play area, stairs to the first floor landing, master bedroom with fitted wardrobes, en-suite shower room, two further spacious bedrooms, beautiful bathroom with separate shower, off street parking on the driveway and an enclosed rear south facing garden that you will not want to miss out on. VIEWINGS ARE A MUST.**





### ENTRANCE HALL

4' 10" x 13' 1" (1.48m x 4.00m) The property is accessed via the side facing double glazed frosted door to the entrance hallway with feature tiled wall, spotlights, radiator, alarm system, door to the WC and open access to the stairs.

### LOUNGE

13' 2" x 15' 1" (4.03m max x 4.62m max) L-shaped reception space offering beautiful bright living room, with front facing double glazed window, radiator, storage cupboard beneath the stairs and feature wood panelling on the walls.

### WC

6' 11" x 3' 4" (2.13m x 1.04m) Benefitting from a low flush WC, wash hand basin within a vanity unit, heated towel radiator, spotlights, half tiled walls, tiled flooring and a side facing double glazed frosted window.

### KITCHEN/BREAKFAST ROOM

13' 3" x 11' 1" (4.05m x 3.40m) Stunning modern kitchen with matching breakfast bar, fabulous cabinetry, work surfaces with matching splash backs, single bowl sink, four ring electric hob with extractor fan above, single electric oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, plumbing for a washing machine, tiled flooring, spotlights, under cabinetry LED lighting, open access to the dining area, rear facing double glazed window and rear facing double glazed French doors to the garden.

### DINING AREA

9' 6" x 9' 2" (2.92m x 2.81m) Great addition to the kitchen space offering a lovely dining area with rear facing double glazed window, door to the play area, vertical radiator, spotlights, open access to the kitchen and audio speaker system within the ceiling.



### PLAY AREA/GARAGE CONVERSION

9' 6" x 9' 4" (2.91m x 2.85m) Currently utilised as a kids play area and is a recent conversion of the garage space. This room benefits from spotlights and has a versatile use.

### STAIRS

Leading from the entrance hallway to the first floor landing.











### LANDING

13' 2" x 3' 4" (4.03m x 1.04m) Providing access to all bedrooms/bathroom, two side facing double glazed windows, storage cupboard and loft access point.

### BEDROOM

10' 0" x 14' 3" (3.05m x 4.35m) Superb main bedroom with fitted sliding wardrobes, door to the en-suite shower room, front facing double glazed window and a radiator.

### ENSUITE

10' 0" x 4' 5" (3.06m x 1.36m) Beautiful shower room with low flush WC, floating wash hand basin within a vanity unit, shower cubicle with dual shower head, spotlights, extractor fan, tiled walls, tiled flooring and a rear facing double glazed frosted window.

### BEDROOM

10' 9" x 11' 5" (3.30m x 3.49m) Further spacious double bedroom with rear facing double glazed window, fitted wardrobe/shelving and radiator.

### BEDROOM

13' 3" x 8' 1" (4.04m x 2.47m) Positioned at the front of the property with front facing double glazed window and a radiator.

### BATHROOM

8' 5" x 6' 7" (2.59m x 2.01m) Stunning bathroom with separate shower cubicle, bath, wash hand basin within a vanity unit, low flush WC, spotlights, tiled flooring, tiled walls, LED mirror, extractor fan, heated towel radiator and side facing double glazed frosted window.



### FRONT GARDEN & DRIVEWAY

Small front garden with lawned area, small bushes, open access to the driveway providing off street parking for one car and storage space accessed via garage door.

### REAR GARDEN

Fence enclosed rear garden with a mixture of uses including a paved patio, pergola with lighting, kids play area, gravelled area, three double external power sockets and a shed.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: D**

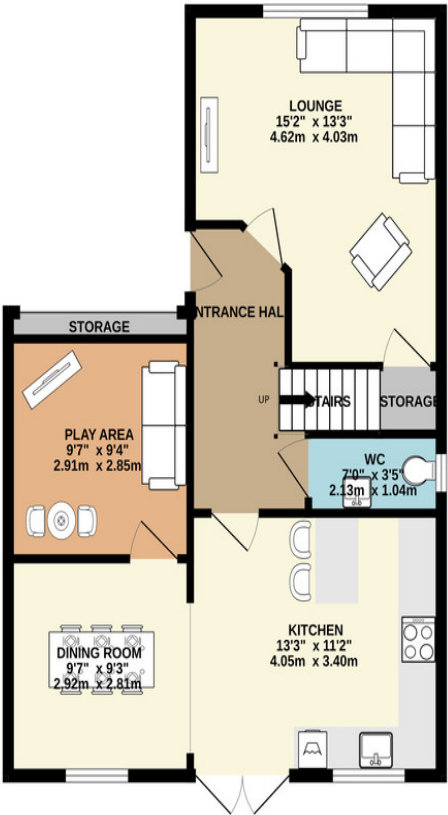
**HEATING SYSTEM: GAS FIRED COMBINATION BOILER**

**LAST SERVICE: 2025**

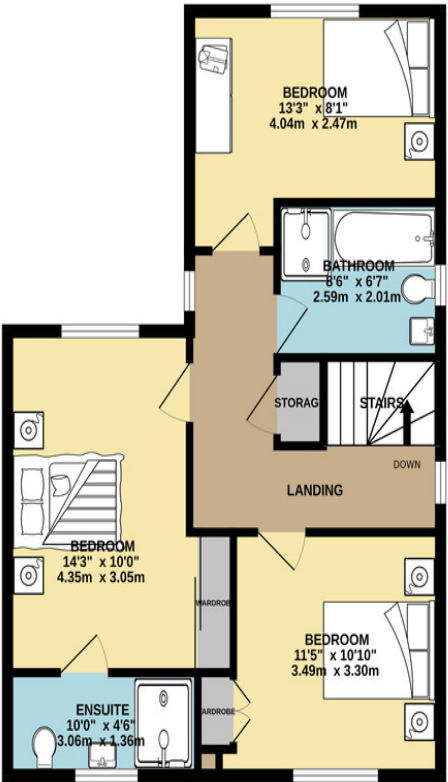
**ELECTRICAL WIRING HAS BEEN RECENTLY CHECKED**

**SERVICES: MAINS**

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		