



## Broadwater Drive, Dunscroft, Doncaster



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**OIRO £249,950**

- DETACHED GARAGE
- BEAUTIFUL DETACHED BUNGALOW
- STUNNING LOW MAINTENANCE GARDEN
- GREAT TRANSPORT LINKS
- TWO IMMACULATE CONSERVATORYS
- Freehold
- EPC rating D
- Council Tax Band: C



Situated in the heart of Duscroft this stunning bungalow is not to be missed, comprising of three double bedrooms, fully fitted modern bathroom, contemporary en-suite, kitchen diner, two conservatories, living room and lovingly maintained gardens with a detached garage. Not only is this a spectacular property it is situated conveniently close to great walking routes, good school catchment area and excellent amenities near by.

#### **Kitchen/Diner 6.79m x 3.56m (22'4" x 11'8")**

Access via UPVC double glazed door with obscure glass panel, tiled flooring, front facing UPVC double glazed window and side facing UPVC double glazed window, white gloss wall and base units incorporating space for American style fridge freezer, storage cupboard, complimentary work surface, top of the range five induction hob, partially tiled walls, spot lights, composite one and a half bowl sink, stainless steel mixer tap, built-in display cabinet with lights, room for a large table, dado rail, coving to the ceiling, radiator and ample power points.



### Lounge 3.46m x 5.52m (11'5" x 18'1")

Access via double doors from the kitchen, Fitted carpet, coving to the ceiling, decorative dado to the ceiling, decorative dado to the walls, features a real marble fire surround and hearth incorporating an electric fire, radiator, access to the conservatory via double doors and ample power points.

### Front conservatory

Access via living room is this fifty pence shaped room, tiled floor, side facing double glazed French ornate double doors leading to the front garden, solar lights to the window sills, blinds, radiator and power points.

### Inner Hallway

Marble effect tiled floor, loft access, housing a newly installed boiler, dado rail and power point.

### Bathroom

Tiled marble effect floor, side facing obscure UPVC double glazed window, fully tiled walls, coving, built-in cupboard, extractor fan, WC and wash hand basin with storage, bath, radiator and towel rail.

### Bedroom One 3.11m x 3.35m (10'2" x 11'0")

Access via hallway, fitted carpet, rear facing French doors leading to the rear conservatory, coving, radiators and ample power points.

### En-Suite

Access via bedroom one, marble effect tiled floor, side facing obscure UPVC double glazed window, fully tiled walls, wash hand basin with underneath storage, WC, double walk-in shower cubicle with hand held shower, towel rail and radiator.

### Rear conservatory

Access through double doors via bedroom one, rectangular shaped, fully tiled floor, side facing double glazed French doors, solar light in window sills, blinds and ample power points.



### Bedroom Two 2.58m x 4.07m (8'6" x 13'5")

Fitted carpet, side facing UPVC double glazed window, coving, radiator and ample power points.

### Bedroom Three 3.43m x 2.58m (11'4" x 8'6")

Fitted carpet, side facing UPVC double glazed window, coving, radiator and ample power points.

### Exterior

Long blocked paved driveway which could potentially take up to 6 cars, lighting, outside tap, pebbled feature garden to the front, step up to the conservatory, garage to the rear with window and alarm, Indian stone patio area, raised decorative flower bed pebbled featured area, all beautifully designed for ease of maintenance.

### Disclaimer

Broadwater Drive - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.





## Ground Floor



Northwood Hatfield

01302 279196

hatfield@northwooduk.com