



## Grange Avenue, Doncaster, Doncaster



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**OIRO £215,000**

- Serene Conservatory with Open Views of the Garden
- Sought after Location
- Open-Plan Living and Dining
- Beautifully Maintained South Facing
- Off-road parking with Single Garage
- Abundance of Natural Light Throughout
- Freehold
- EPC rating TBC
- Council Tax Band C



This STUNNING DETACHED property boasts a warm and inviting atmosphere through out, as you enter through the side door you are welcomed by the modern, well equipped kitchen featuring high end appliances and sleek cabinetry, It's truly a delight for those who enjoy cooking. Flowing seamlessly through to the open plan living/diner a welcoming space for entertaining family or relaxation, the room featuring a focal fire place and a large window allowing abundance of natural light, connecting the beautiful conservatory through glass double doors which features glass windows allowing sunlight and panoramic view of the lush garden with direct garden access, providing a seamless indoor-outdoor experience.

This well-oriented house features three bedrooms, each with built-in wardrobes. The master bedroom is a generous double room with a unique ceiling feature providing an intimate space for relaxation. The second bedroom is also a spacious double room, and the third is a comfortable single room that could house a double bed, each offering plenty of storage space,



the family bathroom features a free-standing shower and under-sink storage, ensuring practicality alongside style. This amazing property boasts a neutral colour pallet with soft inviting furnishings that offers an excellent opportunity to acquire a residence that truly feels like home.

One of the unique features of this property is its well-maintained SOUTH FACING garden, filled with shrubs and an entertaining area, a paradise for gardening enthusiasts or those who simply wish to relax outdoors. The property also comes with the benefit of a single garage and off-road parking, in a sought-after location, well-connected with public transport links, nearby schools, local amenities, and ample walking routes. This property, is in fantastic condition, offers a perfect blend of comfort and convenience, making it an excellent choice for first-time buyers and families alike, this property offers an excellent opportunity to acquire a residence that truly feels like home.

LIVING ROOM / DINER 4.16m x 7.62m (13'7" x 25'0")

KITCHEN 3.71m x 2.4m (12'2" x 7'11")

CONSERVATORY

STAIRS / LANDING



BEDROOM ONE 2.67m x 4.05m (8'10" x 13'4")

BEDROOM TWO 3.22m x 3.47m (10'7" x 11'5")

BEDROOM THREE 2.41m x 3.48m (7'11" x 11'5")

BATHROOM 1.83m x 1.65m (6'0" x 5'5")

### DISCLAIMER

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.

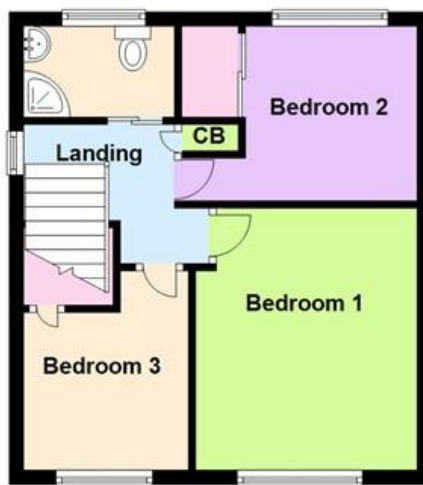
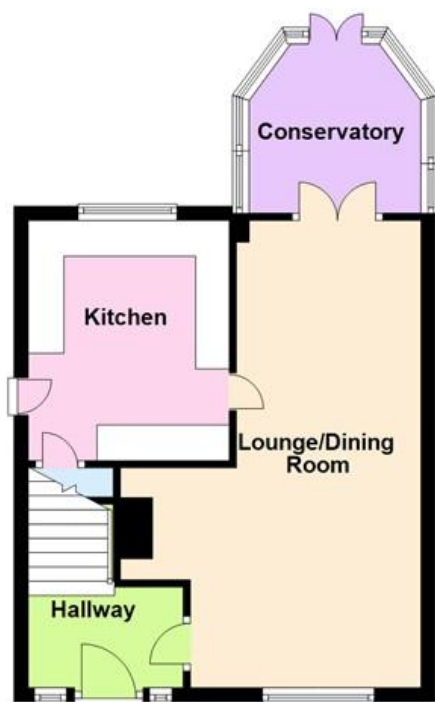
### AML

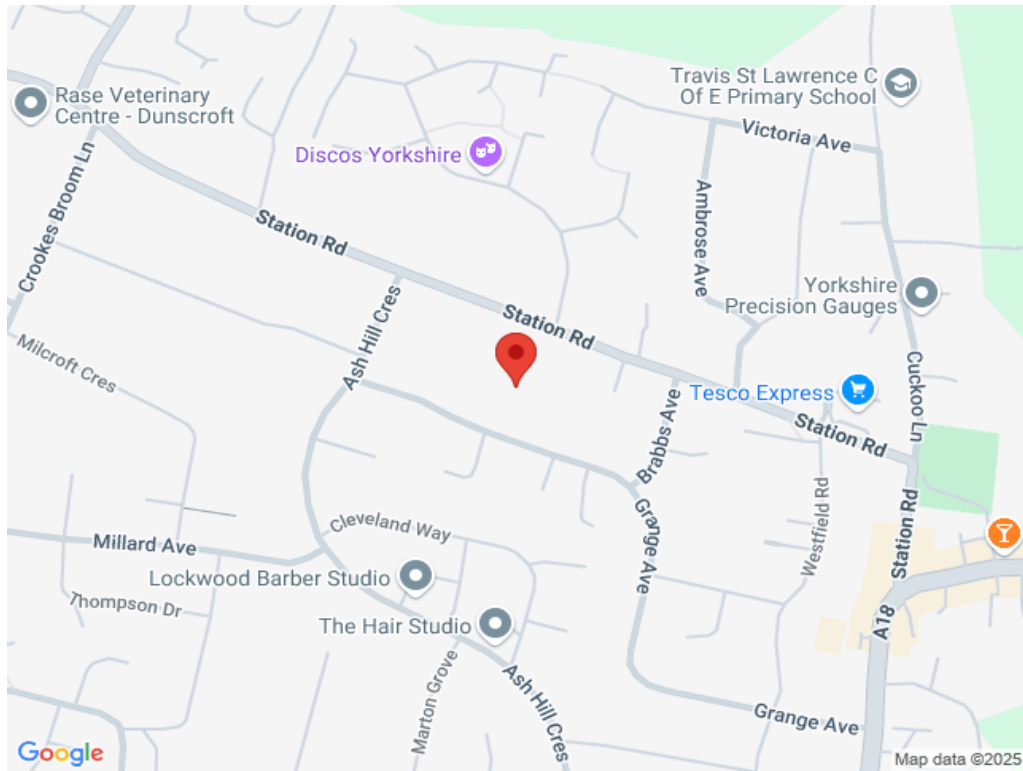
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.











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