



**Moorgreen Way, Bircotes Doncaster DN11 8FX**



**welcome to**

**Moorgreen Way, Bircotes Doncaster**

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME situated to a popular area in Bircotes. Having FOUR DOUBLE BEDROOMS with an EN-SUITE TO MAIN BEDROOM. With LOW MAINTENANCE GARDENS and plenty of OFF STREET PARKING.



## Ground Floor Accommodation

### Entrance Hall

The main entrance hall is tiled throughout with an under stairs cupboard and central heating radiator.

### Cloakroom

Fitted with a wc and wash hand basin, Tiled flooring and a central heating radiator.

### Lounge

17' 6" + bay x 11' ( 5.33m + bay x 3.35m )

Spacious dual aspect main reception room with beautiful media wall incorporating an eye catching electric fire. Front facing double glazed bay window, central heating radiator and tiled floor.

### Kitchen/ Dining Room

26' 9" x 9' 7" max ( 8.15m x 2.92m max )

Stylish kitchen fitted with an extensive range of wall and base units with complimentary work tops incorporating a breakfast bar and inset sink and drainer. Benefiting from integrated appliances including oven and grill, gas hob with extractor fan above, dishwasher and fridge freezer. There is a rear facing double glazed window, two central heating radiator, spotlights from the ceiling and tiled flooring.

### Utility Room

5' 3" x 4' 11" ( 1.60m x 1.50m )

Main entrance door to the side elevation, central heating radiator, wall and base units, worktop with inset sink and drainer and tiled flooring.

### Garden Room

11' 11" x 11' 9" ( 3.63m x 3.58m )

A superb addition to this property being open plan to the kitchen making an ideal entertaining space. Tiled flooring, spotlights to the ceiling and bifold doors out to the garden.

## First Floor Accommodation

### Landing

Cupboard housing the water tank and a central heating radiator.

### Bedroom One

17' x 11' 3" ( 5.18m x 3.43m )

Double bedroom with having a front facing double glazed window and central heating radiator.

### En Suite

Fitted with a shower cubicle, wash hand basin and WC. The en-suite also comprises of a heated towel rail, front facing double glazed window with obscure glass, spotlights to the ceiling and tiled flooring and walls.

### Bedroom Two

13' 7" x 9' 1" ( 4.14m x 2.77m )

Double bedroom with having a front facing double glazed window and a central heating radiator.

### Bedroom Three

12' 4" x 9' 1" ( 3.76m x 2.77m )

Double bedroom having a rear facing double glazed window, central heating radiator and loft access.

### Bedroom Four

10' 5" x 10' 5" ( 3.17m x 3.17m )

Double bedroom with rear facing double glazed window and central heating radiator.

### Bathroom

Main family bathroom having a shower cubicle, bath, WC and wash hand basin. Tiled flooring and walls. There is a heated towel rail, spotlights to the ceiling and rear facing double glazed window with obscure glass.

## External

Open plan to the front elevation and having off road parking leading to the garage and small front garden area.

To the rear of the property the garden is enclosed by timber fencing and brick wall, it is mainly artificial grass and has an outside tap and lighting. There is a paved seating area and side pedestrian access.

## Garage

17' 7" x 8' 8" ( 5.36m x 2.64m )

Having an up and over door for entrance and power and light connected.

## Agents Note

Management charge payable for the upkeep of communal areas. Currently at £180.00 per annum.



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## Moorgreen Way, Bircotes Doncaster

- Immaculate Detached House
- Popular New Development
- Spacious Accommodation
- Four Double Bedrooms
- Council Tax Band D

Tenure: Freehold EPC Rating: B

**£340,000**



Please note the marker reflects the postcode not the actual property

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