



**Sunderland Street, Tickhill Doncaster DN11 9EG**



**welcome to**

**Sunderland Street, Tickhill Doncaster**

Fantastic DETACHED BUNGALOW in the desirable village of TICKHILL. Set back from Sunderland Street in a TUCKED AWAY POSITION, THREE DOUBLE BEDROOMS, DRIVE AND GARAGE. Viewing highly recommended.



## Accommodation

### Entrance Porch

Front facing entrance porch leading to the lounge.

### Lounge

16' 5" x 11' 6" ( 5.00m x 3.51m )

Spacious main reception room having a fireplace with inset gas fire and French doors to the conservatory. Front facing double glazed window, central heating radiator and coving to the ceiling.

### Kitchen

11' 6" x 8' 8" plus door recess ( 3.51m x 2.64m plus door recess )

Fitted with a good range of wall and base units with complimentary worktops and inset stainless steel sink and drainer. Benefiting from an integrated oven and hob and having space for a washing machine and fridge. Front and side facing double glazed windows, main entrance door, part tiled walls and central heating radiator.

### Conservatory

12' 2" x 8' ( 3.71m x 2.44m )

A useful addition to the property with door leading to the garden.

### Bedroom One

11' 8" plus door recess x 10' 8" ( 3.56m plus door recess x 3.25m )

Double bedroom benefiting from fitted wardrobes and having a rear facing double glazed window.

### En-Suite

En-suite to bedroom one having shower, vanity wash hand basin and wc. Part tiling to the walls and rear facing double glazed window with obscure glass.

### Bedroom Two

10' 8" x 10' 8" ( 3.25m x 3.25m )

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

### Bedroom Three

11' 4" x 8' 10" ( 3.45m x 2.69m )

Double bedroom having side and rear facing double glazed windows and central heating radiator.

### Bathroom

Fitted with a white three piece suite comprising, bath, vanity wash hand basin and wc. Rear facing window, tiling to the walls and central heating radiator.

## Externally

Situated to a generous size plot beginning at Sunderland Street and leading through to the bungalow with rights of way granted to neighbouring properties. There is a blocked paved driveway providing off road parking and leading to the single garage. Rear and side gardens are enclosed and well maintained with a high degree of privacy. Having lawn, paved seating area, greenhouse, garden shed, outside tap and a variety of plants and shrubs.

### Garage

18' 9" x 10' 2" ( 5.71m x 3.10m )



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## **Sunderland Street, Tickhill Doncaster**

- Well Presented Detached Bungalow
- Desirable Village Location
- No Onward Chain
- Council Tax Band D
- Three Double Bedrooms

Tenure: Freehold EPC Rating: C

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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