

Butten Meadow, Austerfield DONCASTER DN10 6SQ

welcome to

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IMMACULATE THREE BEDROOM house which must be viewed to realise the standard of finish and surroundings. Front and rear GARDENS, OFF ROAD PARKING and GARAGE. Viewing recommended.

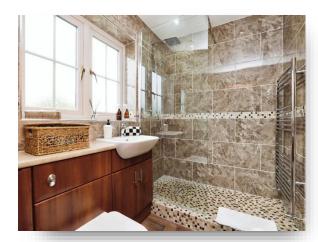












Ground Floor Accommodation

Kitchen

18' 3" x 10' 10" plus staircase (5.56m x 3.30m plus staircase) Dual aspect kitchen/dining room having a variety of wall and base units with complimentary worktops, ceramic butler sink and tiled splashbacks. Having space for range style cooker and integrated appliances including fridge, freezer, dishwasher and washing machine. Rear and front facing double glazed windows, coving to the ceiling, a central heating radiator, under floor heating and main entrance door to the front.

Lounge

18' 1" x 10' 4" (5.51m x 3.15m)

Main reception room having a central feature fireplace, with inset gas fire, coving to the ceiling, front double glazed window, French doors with double glazing, leading onto the rear garden and two central heating radiators.

Rear Entrance Lobby

Rear entrance lobby having coving to the ceiling and a central heating radiator.

Cloakroom

Cloakroom having a rear facing double glazed window with obscure glass, a vanity wash hand basin, coving to the ceiling, a central heating radiator and wc.

First Floor Accommodation

Landing

Landing having a cupboard housing a boiler, rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom One

12' 1" x 10' 6" plus recess (3.68m x 3.20m plus recess) Double bedroom having fitted wardrobes, built in cupboard, fitted vanity area, two front facing double glazed windows, coving to the ceiling and a central heating radiator.

Bedroom Two

10' 4" x 9' 11" plus door recess ($3.15m \times 3.02m$ plus door recess)

Double bedroom having access to the loft, coving to the ceiling, front double glazed window and a central heating radiator.

Bedroom Three

7' 5" x 6' 2" plus fitted wardrobe ($2.26m \times 1.88m$ plus fitted wardrobe)

Bedroom having fitted wardrobes, a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a walk in shower, vanity wash hand basin and wc. Rear facing double glazed window with obscure glass, tiled walls, a heated towel rail and downlights.

External

Open plan to the front of the property with block paved driveway providing off road parking, lawn area bordered with plants and shrubs, outside lighting and a detached single garage. To the rear there is an enclosed, low maintenance, block paved garden with plenty of privacy, side access, gate and an outside tap.

Garage

17' 9" x 9' (5.41m x 2.74m)

Garage having an up and over door with power and light connected.





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Butten Meadow, Austerfield DONCASTER

- Well Presented Property
- Cul-De-Sac Location
- Three Bedrooms
- Front and Rear Gardens
- Detached Garage

Tenure: Freehold EPC Rating: C

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107168



Property Ref: BWY107168 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

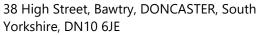


01302 710735



william h brown

Bawtry@williamhbrown.co.uk





William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.