



**Butten Meadow, Austerfield DONCASTER DN10 6SQ**

**welcome to**

**Butten Meadow, Austerfield DONCASTER**

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 x 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 x 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

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Property Ref:  
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