



Gilbert Road, Bircotes Doncaster DN11 8DL

welcome to

Gilbert Road, Bircotes Doncaster

SPACIOUS and well presented FOUR DOUBLE BEDROOM end terraced home in the popular village of Bircotes. Benefiting from a GOOD SIZE GARDEN and DRIVEWAY. Viewing is highly recommended.



Ground Floor Accommodation

Entrance Hall

Entrance hall having two central heating radiators, coving to the ceiling and an under stairs cupboard.

Lounge

14' 10" x 12' 11" max (4.52m x 3.94m max)

Cosy lounge area having a log burner, coving to the ceiling, central heating radiator and front facing double glazed window.

Bedroom 3

10' 9" x 10' 3" (3.28m x 3.12m)

Double bedroom having double glazed French doors to the rear, coving to the ceiling and a central heating radiator.

Bedroom 2

11' 7" x 9' 9" (3.53m x 2.97m)

Double bedroom having a front facing double glazed window, feature porthole style window and a central heating radiator.

Kitchen

12' 10" x 10' 9" + door recess (3.91m x 3.28m + door recess)

Spacious kitchen area fitted with breakfast bar, an extensive range of wall and base units with complimentary worktops plus inset sink and drainer with chrome mixer tap. Benefiting from integrated appliances including built in electric fan oven, electric hob, grill and extractor hood. There is space for a fridge freezer and dishwasher. Entrance door, rear facing double glazed window, coving to the ceiling, recessed lights and central heating radiator.

Bathroom

11' 9" x 9' 10" (3.58m x 3.00m)

Generous family bathroom having a free standing roll top bath, walk in shower, wc and wash hand basin. Tiled flooring and walls, central heating radiator with towel rail over.

First Floor Accommodation

Landing

Landing having coving to the ceiling and a rear facing double glazed window.

Bedroom 4

10' 11" x 10' 2" (3.33m x 3.10m)

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

Bedroom 1

14' 10" x 13' 6" + fitted wardrobes (4.52m x 4.11m + fitted wardrobes)

Double bedroom having stylish fitted wardrobes, front facing double glazed window, eaves storage space and a central heating radiator. There is a separate wc accessed via this bedroom fitted with a WC and wash hand basin with tiled splashbacks.

External

Walled front garden with resin driveway providing off road parking and side access via a wrought iron gate to the rear.

The rear garden is enclosed by timber fencing and is of a good size. Offering fruit trees, resin patio, lawned area and garden shed.

Agents Notes

A right of way may exist in the rear garden, this is unconfirmed and buyers should make their own enquiries.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

Gilbert Road, Bircotes Doncaster

- Superb End Terraced House
- Perfect Family Home
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Off Street Parking/Driveway

Tenure: Freehold EPC Rating: C

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107599 - 0002

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