



**William Bradford Close, Austerfield Doncaster DN10 6RB**

**welcome to**

**William Bradford Close, Austerfield Doncaster**

DETACHED BUNGALOW within the popular COUNTRYSIDE VILLAGE of AUSTERFIELD. Private enclosed REAR GARDEN, DRIVEWAY and THREE BEDROOMS. Viewing highly recommended to appreciate the potential on offer.



## Accommodation

### Entrance Hall

Welcoming entrance hall having a side facing entrance door, coving to the ceiling and central heating radiator.

### Lounge

26' 9" x 10' 6" ( 8.15m x 3.20m )

Generous lounge/dining room having a gas fire and surround, double glazed French doors to the rear and two central heating radiators.

### Kitchen

10' 9" x 9' 11" + door recess ( 3.28m x 3.02m + door recess )

Fitted with a range of wall and base units, complimentary worktops, inset sink with drainer and tiled splashbacks. Having space for a fridge/freezer, cooker and washing machine. Rear facing double glazed window, central heating radiator and entrance doors to garage and garden.

### Bedroom One

11' 3" x 10' 6" ( 3.43m x 3.20m )

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

### Bedroom Two

11' x 8' 1" + door recess ( 3.35m x 2.46m + door recess )

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

### Bedroom Three

8' 2" x 7' 8" ( 2.49m x 2.34m )

Good size third bedroom having a side facing double glazed window and central heating radiator.

### Wet Room

Wet room having a shower, fully tiled walls and flooring, heated towel rail and side facing double glazed window with obscure glass.

### Bathroom

Family bathroom fitted with a bath, wash hand basin and wc. Side facing double glazed window with obscure glass, coving to the ceiling, part tiled walls and central heating radiator.

### External

To the front of the property is a lawned garden surrounded by established hedging. A driveway provides ample off road parking and leads to the attached single garage.

The rear garden is enclosed with a high degree of privacy and views over countryside. Comprising of a paved seating area, raised lawn, variety of plants and shrubs, security light and water supply.

### Garage

18' 7" + door recess x 9' 6" ( 5.66m + door recess x 2.90m )

Garage having a double timber doors, power and light connected.



***view this property online*** [williamhbrown.co.uk/Property/BWY107627](http://williamhbrown.co.uk/Property/BWY107627)



**welcome to**

## **William Bradford Close, Austerfield Doncaster**

- Spacious Detached Bungalow
- Lovely Village Location
- Open Views to Rear
- Extended Living Accommodation
- Three Bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107627](http://williamhbrown.co.uk/Property/BWY107627)



Property Ref:  
BWY107627 - 0002

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.

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.



**william h brown**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**