



**Brook Way, Arksey Doncaster**



**welcome to**

**Brook Way, Arksey Doncaster**

GUIDE PRICE-£190,000-£200,000. Situated in the popular village of Arksey is this well-presented extended three bedroom semi-detached family home which provides spacious accommodation throughout. There is a driveway providing off road parking and a large enclosed rear garden with open views to rear.



### **Entrance Porch**

With front and side facing double glazed windows and a sealed unit door. There is a further sealed unit door giving access to the entrance hall.

### **Entrance Hall**

With a central heating radiator, coving to the ceiling and laminate flooring.

### **Lounge**

13' 3" x 14' 7" ( 4.04m x 4.45m )

With a front facing double glazed window, two wall light points, laminate flooring and a useful understairs storage cupboard housing the gas central heating boiler. There is a dado rail and coving to the ceiling. The focal point of the room is the feature fireplace with marble style back and a hearth housing the gas coal effect fire. There are double doors which open to the dining room.

### **Dining Room**

8' 6" x 8' 3" ( 2.59m x 2.51m )

With a central heating radiator and laminate flooring. The dining room is open plan to the sun room.

### **Sun Room**

With a central heating radiator, laminate flooring, coving to the ceiling, two wall light points and French doors which open to the patio and rear garden beyond.

### **Kitchen**

17' 6" max x 9' 10" max ( 5.33m max x 3.00m max )

With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas cooker point, space for a fridgefreezer, plumbing for a washing machine and dishwasher. There is complimentary tiling, coving to the ceiling and a door which gives access to the rear lobby.

### **Rear Lobby**

With a side facing sealed unit door, tiled flooring, coving to the ceiling, partial tiling to the walls and a loft hatch. There is access to the WC.

### **Downstairs W.C.**

With a rear facing obscure double glazed window. Fitted with a WC and wash hand basin unit with mixer tap. There is partial tiling to the walls, coving to the ceiling and tiled flooring.

### **First Floor Landing**

From the entrance hall stairs rise to the first floor landing which has a side facing double glazed window, coving to the ceiling, laminate flooring and access to the loft which is partially boarded.

### **Bedroom One**

12' 3" x 10' 11" ( 3.73m x 3.33m )

With a front facing double glazed window, a central heating radiator, laminate flooring and coving to the ceiling.

### **Bedroom Two**

10' x 11' 2" ( 3.05m x 3.40m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, laminate flooring and a useful storage cupboard.

### **Bedroom Three**

8' 9" max x 6' 6" max ( 2.67m max x 1.98m max )

With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with a shower over and folding screen. There is tiling to the walls and floor, a heated towel rail, coving and paneling to the ceiling with downlights.

### **Outside**

The front of the property has been limestoned to provide additional off road parking whilst to the side is a driveway which leads to the brick built garage. To the rear of the property is a large lawned garden with patio areas and open views to the rear. There is a covered patio which is ideal for entertaining.

### **Garage**

With an up and over door.



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## Brook Way, Arksey Doncaster

- GUIDE PRICE-£190,000 - £200,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOUNGE AND SEPARATE DINING ROOM
- SUN ROOM
- KITCHEN

Tenure: Freehold EPC Rating: D

guide price

**£190,000-£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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