

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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- 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

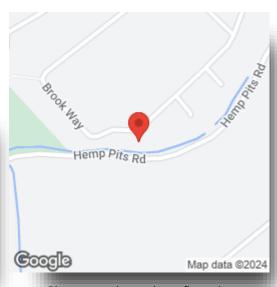
guide price

£190,000-£200,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DCR120174 - 0004

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