



Cantley Manor Avenue, Cantley Doncaster

welcome to

Cantley Manor Avenue, Cantley Doncaster

Guide price: £340,000-£350,000. This stunning four bedroom detached family home is situated on a corner plot in this popular location of Cantley. The property benefits from having a range of living accommodation, a generous kitchen diner, a driveway to provide off road parking and a good size garden.



Entrance Hall

Accessed through a front facing composite door. There is laminate flooring and stairs which rise to the first floor landing.

Ground Floor W.C

Fitted with a low flush W.C and a wash hand basin on the vanity unit with mixer tap. There is a side facing obscure double glazed window and luxury vinyl tiled flooring.

Lounge

13' 3" x 11' 1" max (4.04m x 3.38m max)

With a front facing double glazed window, coving to the ceiling, laminate flooring and an electric feature fireplace.

Kitchen

17' 8" x 8' 6" (5.38m x 2.59m)

A recently fitted modern kitchen which is fitted with a range of satin wall and base units with coordinating quartz work surfaces housing the sink and drainer with three in one SinkEerator instant hot water mixer tap. The kitchen has an induction hob with cooker hood above, a Neff slide and hide double oven with matching microwave and warming drawer, an integrated washing machine and a built-in dishwasher. There is a luxury vinyl tiled floor, spotlights to the ceiling, rear and side facing double glazed windows and side facing French doors which give access to the side garden.

Dining Room

10' 3" x 10' 11" (3.12m x 3.33m)

With a side facing double glazed window and rear facing French doors which give access to the conservatory. There is tiling to the floor, a central heating radiator and coving to the ceiling.

Conservatory

13' 7" x 9' 11" (4.14m x 3.02m)

With rear and side facing double glazed windows and side facing French doors which give access to the rear garden. There is vinyl effect tiled flooring, an air conditioning unit and spotlights to the ceiling.

Utility Room / Rear Lobby

8' 8" x 6' 6" (2.64m x 1.98m)

With a rear facing composite door and a skylight double glazed window. There is laminate flooring.

First Floor Landing

There is a side facing double glazed window and spotlights to the ceiling.

Bedroom One

11' 3" x 9' 10" plus recess (3.43m x 3.00m plus recess)

There is a front facing double glazed window, a central heating radiator and sliding fitted wardrobes which house the wall mounted boiler and to provide hanging and storage space.

Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)

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

Bedroom Three

10' 8" x 7' 8" (3.25m x 2.34m)

With a side facing double glazed window and a central heating radiator.

Bedroom Four

7' 8" x 7' 6" (2.34m x 2.29m)

There is front facing double glazed window, coving to the ceiling, a central heating radiator and built in storage.

Bathroom

Fitted with a W.C, a wash hand basin and a bath with an electric shower over. There is tiling to the walls, a chrome heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property is a driveway to provide off road parking. There is an open plan lawned garden with a variety of shrubs and plants while to the rear and side of the property is an enclosed garden with fencing to the perimeter to provide privacy. There is a decked area with a summer house and hot tub area. The rear garden has various entertaining spaces and is perfect for outdoor living and dining as it is not directly overlooked.



view this property online williamhbrown.co.uk/Property/DCR121316



welcome to

Cantley Manor Avenue, Cantley Doncaster

- GUIDE PRICE: £340,000-£350,000.
- FOUR BEDROOM DETACHED FAMILY HOME
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- ATTRACTIVE LOUNGE
- HIGH FINISH STYLISH KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£340,000-£350,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR121316](https://www.williambrown.co.uk/Property/DCR121316)



Property Ref:
DCR121316 - 0006

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 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williambrown.co.uk](https://www.williambrown.co.uk)