



**Town Moor Avenue, Town Moor Doncaster**



**welcome to**

**Town Moor Avenue, Town Moor Doncaster**

This exceptional and beautiful interior designed four bedroom mid-townhouse is located on the prestigious Town Moor Avenue with open outlook onto Townfields. The property has a stunning breakfast kitchen with skylight windows, two reception rooms, a utility room and a ground floor WC.



### **Entrance Hall**

A spacious and beautifully presented entrance hall with attractive high quality porcelain tiled flooring which leads through to the kitchen. There is a steel central heating radiator, stairs which rise to the first floor landing and access to the living room, dining room and kitchen.

### **Living Room**

17' 9" into bay x 14' 6" max ( 5.41m into bay x 4.42m max )  
A spacious and well-presented living room with a front facing single glazed bay window providing open views towards Townfields. There are three central heating radiators one of which is cast iron providing character and charm, an open real fireplace with tiled insert and stone surround as the focal point of the room.

### **Dining Room**

16' 11" into bay x 11' 5" max ( 5.16m into bay x 3.48m max )  
A generous and well-presented dining room with rear aspect double glazed bay and French doors which lead to the rear garden. There are two cast iron central heating radiator and an impressive open real fireplace with wood surround.

### **Kitchen**

24' 6" x 9' 9" max ( 7.47m x 2.97m max )  
A spacious and beautifully designed bespoke kitchen which is fitted with a range of matching and bespoke wall and base units with granite work surfaces housing the double Belfast ceramic sink and drainer with mixer tap. There is area and space for a range cooker, an American style fridgefreezer, and an integrated dishwasher. There is a breakfast bar table with glass surface, a steel characterised radiator, a large side facing single glazed sash window, two skylight windows which provide an abundance of natural light and access through to the utility room.

### **Utility Room**

6' 7" x 6' 10" ( 2.01m x 2.08m )  
Fitted with matching wall and base units as the kitchen and continued tiled flooring. With space and plumbing for a washing machine and tumble dryer. There are spotlights to the ceiling, a side facing

composite door, a rear facing double glazed slash window and access through to the downstairs WC.

### **Downstairs W.C**

Fitted with a low flush WC and a corner wash hand basin. There is tiling to the floor, a central heating radiator and a rear facing obscure double glazed window,

### **First Floor Landing**

A spacious landing providing access to all the bedrooms and bathroom. There are stairs giving access to the second floor landing.

### **Bedroom One**

18' 2" into bay x 12' 6" ( 5.54m into bay x 3.81m )  
A spacious and well presented double room which has a front facing single glazed bay window with shutters, a cast iron bespoke central heating radiator and an open real fireplace with cast iron surround.

### **Bedroom Two**

14' 1" x 11' 5" max ( 4.29m x 3.48m max )  
A second double room which is fitted with wardrobes providing a range of hanging and storage space. There is a rear facing double glazed window, a steel central heating radiator and an open real fireplace with cast iron surround.

### **Bedroom Three**

9' 1" x 8' 5" ( 2.77m x 2.57m )  
With a front facing single glazed window and a cast iron central heating radiator,

### **Family Bathroom**

Fitted with a three piece suite comprising of a high flush WC, a pedestal wash hand basin and a free standing cast iron shower tray. There are two chrome heated towel rails, featured panelled walls and two rear facing double glazed windows one being sash.

### **Second Floor Landing**

### **Bedroom Four**

15' 1" x 17' 1" ( 4.60m x 5.21m )  
Access via the stairs from the first floor landing this top floor bedroom has versatile use with a kitchen area which houses a circular sink and drainer. This room could be used as an office area, studio or playroom. There are two electric heated radiators, spotlights to the ceiling, fitted useful storage, two rear facing skylight windows and access through to the en suite shower room.

### **En Suite Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and a corner shower. There are spotlights to the ceiling, an extractor fan and a heated towel rail.

### **Outside**

To the front of the property is a particularly spacious in printed driveway with wrought iron gates providing gated off road parking for several vehicles. To the rear of the property is a well presented cobbled garden with a variety of areas for extensive patio alfresco dining. There is access to the garage.

### **Garage**

16' 9" x 9' 11" ( 5.11m x 3.02m )  
Positioned to the rear of the property with an electric up and over door which gives access to the rear service lane and a side door which gives access to the rear garden.



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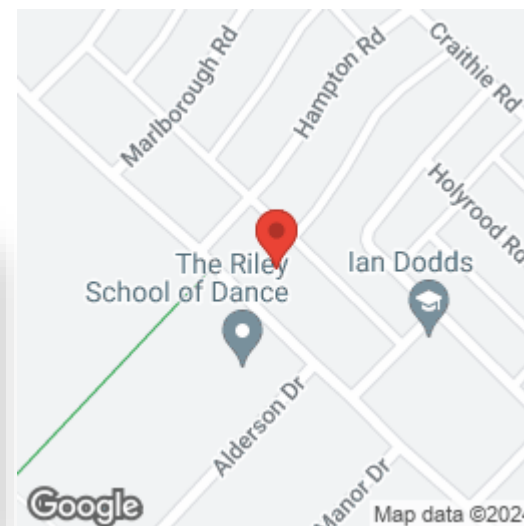
## Town Moor Avenue, Town Moor Doncaster

- FOUR BEDROOM SPACIOUS MID-TOWNHOUSE
- BEAUTIFUL OPEN OUTLOOK ONTO TOWNFIELDS
- STUNNING GRANITE BREAKFAST KITCHEN WITH SKYLIGHT WINDOWS
- TWO RECEPTION ROOMS
- UTILITY AND A GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

offers over

**£410,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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