



Badsworth Road, Warmsworth DONCASTER

welcome to

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GUIDE PRICE £220,000-£230,000. Situated in this popular location of Warmsworth with close links to local amenities, transport links and schools is this three bedroom semi detached home. The property benefits from having spacious living accommodation throughout and off road parking!



Entrance Hall

Accessed through a front facing exterior door. There are stairs which rise to the first floor landing with a useful under stairs storage cupboard. There is access through to the shower room.

Shower Room

Fitted with a WC, a wash hand basin on the vanity unit and a shower cubicle with shower. There is a heated towel rail, a cupboard housing the gas central heating boiler and a rear facing obscure double glazed window. There is a utility area which has plumbing for a washing machine.

Kitchen Diner

19' 10" x 8' 11" (6.05m x 2.72m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with a cooker hood above, a double eye level oven and grill and space for a fridgefreezer. There are spotlights to the ceiling, complimentary splash back tiling and area for a dining table and chairs. With front and rear facing double glazed windows to provide an abundance of natural light.

Lounge

21' 11" into bay window x 11' max (6.68m into bay window x 3.35m max)

With a front facing bay double glazed window and rear facing French doors which give access to the rear garden. There is a featured wall , laminate flooring, a central heating radiator and a gas feature fireplace as the focal point of the room.

Store Room

This room is the garage which has been converted and is now being used as a store room. There is a front facing double glazed window and rear facing French doors which give access to the rear garden.

First Floor Landing

Bedroom One

13' 3" into bay window x 10' 11" (4.04m into bay window x 3.33m)

A double room with a front facing bay double glazed window, a central heating radiator and spotlights to the ceiling. There is access through to the open plan dressing room.

Dressing Room

8' 9" x 6' 7" (2.67m x 2.01m)

With laminate flooring and a range of hanging and storage space.

Bedroom Two

10' x 10' (3.05m x 3.05m)

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m)

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

Bathroom

A spacious bathroom fitted with a four piece suite comprising of a low flush WC, a wash hand basin on the vanity unit with mixer tap, a focal free standing feature bath with mixer shower attachments and a double walk in shower. There is porcelain wall to floor tiling, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property is a mainly laid to lawn garden with a driveway to provide off road parking while to the side is an additional driveway which is gravelled to provide ample off road parking. To the rear of the property is a generous lawned garden with patio, gravelled areas and a variety of mature shrubs and plants to the borders. There is a shed.



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Badsworth Road, Warmsworth DONCASTER

- GUIDE PRICE £220,000-£230,000
- IDEAL FOR A GROWING FAMILY
- THREE FORMALLY FOUR BEDROOM SEMI DETACHED HOME
- DUAL ASPECT KITCHEN DINER
- GROUND FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: C

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122027 - 0004

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