



Kestrel Drive, Adwick-Le-Street Doncaster



welcome to

Kestrel Drive, Adwick-Le-Street Doncaster

This perfect family home is well-presented throughout and is situated in this popular location, close to local amenities and transport links. The property is offered to the market with no onward chain and has spacious accommodation throughout, off road parking and garage.



Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Downstairs W.C.

Fitted with a low level WC and a wash hand basin. There is tiled flooring, splashback tiling, an extractor fan and a central heating radiator.

Lounge

16' 2" x 10' 8" to recess (4.93m x 3.25m to recess)
With a front facing double glazed bay window, a central heating radiator and double doors which give access to the dining room. The focal point of the room is the feature fireplace with marble style back and a hearth which houses the gas living flame fire.

Dining Room

9' x 10' 4" (2.74m x 3.15m)
With double glazed French doors giving access to the rear garden and a central heating radiator.

Dining Kitchen

15' 5" x 9' 10" (4.70m x 3.00m)
With a rear facing double glazed window and a sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap
The kitchen has a gas hob with extractor above, an electric double oven, a central heating radiator and a door which gives access to the utility room.

Utility Room

5' 9" x 6' 1" (1.75m x 1.85m)
With a side facing obscure double glazed window. Fitted with base units with work surfaces housing the stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine, space for a tumble dryer and fridge-freezer, complimentary tiling and a central heating boiler.

First Floor Landing

With access to the loft.

Master Bedroom

10' 9" to recess x 7' 1" (3.28m to recess x 2.16m)
With two front facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is complimentary tiling, a central heating radiator and an extractor fan.

Bedroom Two

12' to recess x 8' 7" (3.66m to recess x 2.62m)
With a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Three

9' 9" x 9' 9" to wardrobes (2.97m x 2.97m to wardrobes)
With a rear facing double glazed window, a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Four

7' 7" to recess x 8' 8" (2.31m to recess x 2.64m)
With a rear facing double glazed window, a central heating radiator and wardrobe providing hanging and storage space.

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is an airing cupboard, partial tiling to the walls, a central heating radiator and extractor fan.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking which in-turn leads to the garage. To the rear of the property there is an enclosed lawned garden with patio and shrubs.

Garage

With an up and over door, light and power.



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welcome to

Kestrel Drive, Adwick-Le-Street Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH DOUBLE DOORS TO DINING ROOM
- DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC
- EN-SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: Awaited

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121946 - 0003

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