



**Acer Croft, Armthorpe Doncaster**



**welcome to**

**Acer Croft, Armthorpe Doncaster**

Ideal for an extended or growing family is this stunning corner plot six bedroom detached family home benefits from two en-suites, two reception rooms, a beautiful kitchen diner with sun room, ample off road parking, an integral garage and a landscaped rear garden.



### **Lounge**

22' 2" x 10' 7" max ( 6.76m x 3.23m max )

With a front facing composite door, oak flooring throughout and two central heating radiators. There is access through to the sitting room and inner hall.

### **Sitting Room**

9' max x 11' 1" ( 2.74m max x 3.38m )

With a front facing double glazed window, a central heating radiator, laminate flooring and access to the ground floor bedroom.

### **Kitchen Diner**

18' 9" x 7' 10" ( 5.71m x 2.39m )

Fitted with a range of high gloss wall and base units with coordinating granite work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and space for an American style fridge-freezer. There is plinth lighting, a central heating radiator, area for a dining table and chairs, a rear facing double glazed window and access to the sun room.

### **Sun Room**

13' x 9' 4" ( 3.96m x 2.84m )

With rear and side facing double glazed windows, tiled flooring, spotlights to the ceiling and side facing French doors which open onto the rear garden.

### **Bedroom Six**

14' 1" x 11' 1" ( 4.29m x 3.38m )

Situated on the ground floor with a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with tiled surround. There is a heated towel rail, an extractor fan and a rear facing obscure double glazed window.

### **Inner Hall**

With stairs which rise to the first floor landing, a side facing door to the rear garden and access to the integral garage and ground floor WC.

### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin, tiled flooring, a central heating radiator and a side facing obscure double glazed window.

### **First Floor Landing**

With a useful storage cupboard, access to the further five bedrooms and bathroom.

### **Bedroom One**

13' 10" x 11' 1" ( 4.22m x 3.38m )

With front and side facing double glazed windows providing an abundance of natural light, granite windowsills, a central heating radiator, coving to the ceiling and a loft hatch.

### **Bedroom Two**

11' 7" x 11' 4" ( 3.53m x 3.45m )

With a rear facing double glazed window with granite windowsill, coving to the ceiling, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access 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 shower cubicle with shower. There is a side facing obscure double glazed window, tiling to the walls and floor and a granite windowsill.

### **Bedroom Three**

11' 3" x 11' 1" ( 3.43m x 3.38m )

With rear and side facing double glazed windows with granite windowsill, coving to the ceiling and a central heating radiator.

### **Bedroom Four**

10' 11" max x 8' 9" ( 3.33m max x 2.67m )

With a front facing double glazed window with granite windowsill, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Five**

9' 9" x 7' 11" ( 2.97m x 2.41m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

### **Outside**

Situated on a corner plot, to the front of the property there is a patterned driveway providing ample off road parking which leads to the integral garage. To the side there is a gate which-in turn leads to the rear garden where there is a slate featured patio with artificial lawned garden and solar panels to the rear.

### **Garage**

16' 6" x 8' 3" ( 5.03m x 2.51m )

With an up and over door, plumbing for a washing machine and dryer and a wall mounted boiler. A door gives access to the inner hall.



**view this property online** [williamhbrown.co.uk/Property/DCR121868](http://williamhbrown.co.uk/Property/DCR121868)



welcome to

## Acer Croft, Armthorpe Doncaster

- SIX BEDROOM DETACHED FAMILY HOME
- UNIQUE FIND IDEAL FOR A GROWING FAMILY
- TWO EN-SUITE SHOWER ROOMS
- TWO RECEPTION ROOMS AND SUN ROOM
- BEAUTIFUL OPEN PLAN KITCHEN DINER

Tenure: Freehold EPC Rating: B

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR121868](https://www.williamhbrown.co.uk/Property/DCR121868)



Property Ref:  
DCR121868 - 0004

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@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



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