



Gatesbridge Park, Finningley Doncaster

welcome to

Gatesbridge Park, Finningley Doncaster

GUIDE PRICE £460,000-£470,000. Situated in this sought after location in Finningley is this beautifully presented sizeable family home which stands in landscaped gardens with off road parking and a double garage.



Entrance Hall

A front facing sealed unit door gives access to the spacious entrance hall which has a useful understairs storage cupboard, cloakroom, laminate flooring, a central heating radiator, storage cupboard and stairs which rise to the first floor landing.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a WC, a wash hand basin, coving to the ceiling, a central heating radiator and complimentary tiling.

Lounge

24' 8" x 11' 8" (7.52m x 3.56m)

A fabulous twin aspect lounge with a front facing double glazed window, coving to the ceiling, two central heating radiators and French doors with double glazed side panels which give access to the rear garden. The focal point of the room is the feature fireplace which houses the electric remote controlled fire.

Family Room

10' 4" x 9' 7" (3.15m x 2.92m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling. A versatile room which could be used for a number of uses.

Dining Room

11' 2" x 8' 4" (3.40m x 2.54m)

With a front facing double glazed window, a central heating radiator and coving to the ceiling. A versatile room which could be used as an additional sitting room or play room if required.

Dining Kitchen

16' 8" x 9' 7" (5.08m x 2.92m)

With a rear facing double glazed window and rear facing French doors to the rear garden. Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an electric oven, an integrated dishwasher and fridge. There is a central heating radiator, downlights to the ceiling, space for a dining table and chairs and a door giving access to the utility room.



view this property online williamhbrown.co.uk/Property/DCR122180



Utility Room

7' 8" x 9' 5" (2.34m x 2.87m)

With a rear facing double glazed window and a rear facing sealed unit door giving access to the rear garden. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. There is a wall mounted gas central heating boiler, plumbing for a washing machine, a central heating radiator, coving to the ceiling and a courtesy door to the garage.

First Floor Landing

With access to the loft and coving to the ceiling.

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m)

With a front facing double glazed window, a central heating radiator and coving to the ceiling. A door gives access to the en-suite shower room.

En-Suite Shower Room

A modern en-suite which is fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is an extractor fan, tiled flooring, a heated towel rail, downlights to the ceiling and a front facing obscure double glazed window.

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)

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

Bedroom Three

11' 9" x 9' 6" (3.58m x 2.90m)

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

Bedroom Four

12' 10" x 7' 7" (3.91m x 2.31m)

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

Bathroom

With a rear facing double glazed window. Fitted with a WC, a wash hand basin with mixer tap, a panelled bath with mixer taps and a shower cubicle with shower. There is tiling to the walls and floor, coving to the ceiling and a central heating radiator.

Outside

The property stands in a generous plot with an open plan lawned garden to the front with an abundance of shrubs, plants and trees to the borders. There is a block paved driveway which provides ample off road parking and leads to the double garage. To the rear of the property there is a fabulous enclosed landscaped garden with lawned area and block paved patio ideal for dining and entertaining. There are various shrubs, plants and trees to the borders. There is an outdoor summer house, raised flower beds, stepping stones and outside lighting.

Double Garage

19' 11" internal measurements x 18' 1" internal measurements (6.07m internal measurements x 5.51m internal measurements)

With up and over doors.

welcome to

Gatesbridge Park, Finningley Doncaster

- GUIDE PRICE £460,000-£470,000
- FABULOUS FAMILY HOME
- THREE RECEPTION ROOMS
- MODERN DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

guide price

£460,000-£470,000



view this property online [williamhbrown.co.uk/Property/DCR122180](https://www.williamhbrown.co.uk/Property/DCR122180)

Please note the marker reflects the postcode not the actual property



Property Ref:
DCR122180 - 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



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



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