



Campsmount Drive, Campsall DONCASTER



welcome to

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GUIDE PRICE £375,000-£400,000. Situated on a stunning corner plot in this popular location of Campsall is this four bedroom detached property which benefits from having a breakfast kitchen and a double garage. The property is located close to local amenities, schools and transport links.



Entrance Hall

Accessed through a front facing composite door. There are stairs which rise to the first floor landing with a useful under stairs storage cupboard and a central heating radiator.

Ground Floor Shower Room

Fitted with a WC, a wash hand basin and a walk in shower. There is wall to floor tiling, a heated towel rail and a rear facing obscure double glazed window.

Breakfast Kitchen

21' 8" x 11' 5" max (6.60m x 3.48m max)
Fitted with a range of wall and base units with coordinating work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has space for a five ring gas cooker with two ovens, a grill and cooker hood above, plumbing for a washing machine, space for an insert American style fridge-freezer and a built in microwave and dishwasher. There is a breakfast bar, a central heating radiator, front and rear facing double glazed windows and a side facing door which gives access to the conservatory.

Conservatory

13' 3" x 10' 4" (4.04m x 3.15m)
There is under floor heating. With front, side and rear facing double glazed windows and side facing French doors which give access to the rear garden.

Lounge

21' 7" x 11' 10" max (6.58m x 3.61m max)
A dual aspect lounge with front and rear facing double glazed windows. There is an oak mantle with a multi fuel log burning stove as the focal point of the room. There is a central heating radiator and access through to the dining room.

Dining Room

14' 9" x 10' (4.50m x 3.05m)
A versatile room which is currently being used as a home office with a front facing double glazed window. There is a central heating radiator and a feature fireplace as the focal point of the room.

Family / Play Room

11' 2" x 14' 9" (3.40m x 4.50m)
There is a mirrored feature wall, spotlights and coving to the ceiling and rear facing Patio doors which give access to the rear garden.

First Floor Landing

There is a front facing double glazed window and loft access.

Bedroom One

11' 5" x 10' 2" plus wardrobes (3.48m x 3.10m plus wardrobes)
A double room with a front facing double glazed window, mirrored wardrobes which provide a range of hanging and storage space and a central heating radiator.

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)
A double room with a rear facing double glazed window, fitted storage over the bed and a central heating radiator.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)
A double room with a front facing double glazed window and a central heating radiator.

Bedroom Four

9' x 10' 6" max (2.74m x 3.20m max)
With a rear facing double glazed window. There is coving to the ceiling, a central heating radiator and fitted wardrobes to provide a range of hanging and storage space.

Bathroom

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

Outside

To the front and side of the property is a privately enclosed mainly laid to lawn garden with plants and raised hedging to the borders. To the side there is a driveway which provides ample off road parking and in turn leads to the garage. To the rear of the property is a generous south facing lawned garden with patio areas and a variety of mature shrubs and plants. There is an outdoor canopy and log store.

Double Garage

18' x 19' 5" (5.49m x 5.92m)
With an up and over door, power and lights.



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Campsmount Drive, Campsall DONCASTER

- GUIDE PRICE £375,000-£400,000
- WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY
- BREAKFAST KITCHEN OVER 21FT
- DUAL ASPECT LOUNGE
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaiting

guide price

£375,000-£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR121895 - 0002

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