



Larch Square, Auckley DONCASTER

welcome to

Larch Square, Auckley DONCASTER

GUIDE PRICE £325,000-£335,000. This impressive four bedroom semi-detached family home is ideal for a growing or extended family with spacious living accommodation which includes two reception rooms. There is off road parking, a garage and a generous South facing lawned rear garden.



Entrance Hall

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

Ground Floor W.C

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

Kitchen

12' 11" x 10' 2" (3.94m x 3.10m)

Fitted with a range of modern contemporary wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has area for a freestanding five ring rangemaster gas cooker with convectional gas oven and additional oven, area for fridgefreezer and plumbing for a washing machine. There is splashback tiling, a wall mounted boiler, a rear facing double glazed window and a side facing door. With an open arch towards the study/dining area.

Study / Dining Area

6' 8" x 6' 3" (2.03m x 1.91m)

Conveniently located with an open plan space off the kitchen with a side facing double glazed window, tiled flooring and a central heating radiator.

Lounge

17' 5" x 11' 10" (5.31m x 3.61m)

With a front facing double glazed window, two column style radiators and rear facing French doors which provides access to the rear garden. The focal point of the room is the gas feature fireplace with surround.

Dining Room

12' 11" x 11' 5" (3.94m x 3.48m)

A second reception room with a rear facing double glazed window, a central heating radiator and coving to the ceiling.

First Floor Landing

With a side facing double glazed tilt and turned window, an airing cupboard and a central heating radiator.

Bedroom One

17' 7" x 16' 7" max (5.36m x 5.05m max)

A dual aspect room with front and rear facing double glazed windows, two central heating radiators and fitted bedroom and storage space.

Bedroom Two

13' 1" x 11' 6" max (3.99m x 3.51m max)

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

Bedroom Three

9' 1" x 10' 2" max (2.77m x 3.10m max)

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

Bedroom Four

10' 8" x 7' 9" (3.25m x 2.36m)

A double room with a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

Family Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with electric shower over. There is a heated towel rail, tiling to the walls, an extractor fan and two side facing double glazed windows.

Outside

To the front of the property there is a generous mainly laid to lawn garden with driveway which provides off road parking and in turn leads to the garage. There is a side gate with footpath which provides access to the kitchen and rear garden. To the rear of the property there is a South facing garden on a generous plot with a variety of mature shrubs and plants with patio areas. There is a footpath which continues and provides useful access to further outbuildings ideal for garden storage.

Garage

16' 3" x 9' (4.95m x 2.74m)

With an up and over door.



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Larch Square, Auckley DONCASTER

- GUIDE PRICE £325,000-£335,000
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- STUDY/DINING AREA OFF THE KITCHEN
- LOUNGE AND DINING ROOM
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

guide price

£325,000-£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122460 - 0003

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