



**Dartmouth Road, Cantley Doncaster**

**welcome to**

**Dartmouth Road, Cantley Doncaster**

GUIDE PRICE £325,000-£335,000. Tucked away within a cul-de-sac location is this stunning four bedroom detached family home which benefits from two reception rooms, a stunning open plan kitchen living diner, an en-suite shower room, a landscaped South facing rear garden, an ample driveway and garage.



### **Entrance Porch**

With a front facing composite door and access through to the entrance hall.

### **Entrance Hall**

With tiled flooring, a central heating radiator, coving to the ceiling and access to the ground floor WC.

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

Fitted with a low flush WC, a wash hand basin and a front facing obscure double glazed window.

### **Kitchen Diner**

17' 2" x 19' 9" ( 5.23m x 6.02m )

Fitted with a contemporary range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a five ring gas hob with a cooker hood above, an electric oven and grill, a focal island and breakfast bar. space for a fridge-freezer and plumbing for a washing machine and dishwasher. There are plinth lights, complimentary splashback tiling, two central heating radiators, a front facing double glazed window, rear facing double glazed French doors providing access to the South facing rear garden and a side facing door giving access to the garage.

### **Dining Room**

11' 7" x 16' 3" ( 3.53m x 4.95m )

With a front facing double glazed window, oak flooring, a central heating radiator and stairs which rise to the first floor landing.

### **Lounge**

14' 8" x 11' 7" ( 4.47m x 3.53m )

With a rear facing double glazed window, a side facing double glazed window and side facing French doors to the rear garden. There is oak flooring, a gas feature fireplace as the focal point of the room and a central heating radiator.

### **First Floor Landing**

With a useful storage cupboard.

### **Bedroom One**

12' 9" x 10' 2" max ( 3.89m x 3.10m max )

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. There is access to the en-suite shower room.

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

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls, downlights to the ceiling, a central heating radiator and a rear facing obscure double glazed window.

### **Bedroom Two**

11' 6" max x 11' 6" ( 3.51m max x 3.51m )

With a rear and two side facing double glazed windows to provide an abundance of natural light. There is a central heating radiator and a loft hatch.

### **Bedroom Three**

10' 2" x 9' 11" ( 3.10m x 3.02m )

With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Bedroom Four**

10' 2" x 6' 4" ( 3.10m x 1.93m )

With a front facing double glazed window, a central heating radiator and a loft hatch.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath. There is tiling to the walls, two rear facing obscure double glazed windows and a central heating radiator.

### **Outside**

Tucked away on a cul-de-sac location situated on a corner plot. To the front of the property there is an extensive block paved driveway which in-turn leads to the integral garage. To the side there is a lawned area with trees and a block paved footpath. To the rear of the property there is a South facing mainly laid to lawn rear garden with an extensive decked area, a variety of mature shrubs and plants to the borders. There is a patio area, outdoor tap and an additional rear door which provides access to the garage.

### **Integral Garage**

18' 7" x 8' 7" ( 5.66m x 2.62m )

With an up and over door, a loft hatch, a rear facing double glazed window and a rear facing door giving access to the garden.



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## Dartmouth Road, Cantley Doncaster

- GUIDE PRICE £325,000-£335,000
- FOUR BEDROOM DETACHED FAMILY HOME
- CORNER PLOT POSITION
- AMPLE DRIVEWAY AND GARAGE
- OPEN PLAN KITCHEN LIVING DINER

Tenure: Freehold EPC Rating: C

Guide Price

**£325,000-£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122525 - 0005

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