




william
h brown
PORTFOLIO
for sale
Doncaster
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williamhbrown.co.uk

Ardeen Road, Intake DONCASTER


william
h brown

welcome to

Ardeen Road, Intake DONCASTER

A fabulous extended three bedroom detached family home with spacious living accommodation throughout and is situated in this popular location close to Doncaster Royal Infirmary and a host of local amenities.



Entrance Hall

With a front facing composite door, a central heating radiator, tiled flooring, downlights to the ceiling and understairs storage currently used as utility space.

Lounge

11' 4" x 12' 7" (3.45m x 3.84m)

With a front facing triple glazed bay window, a central heating radiator and modern laminate flooring.

Living Dining Kitchen

25' 2" x 18' 1" (7.67m x 5.51m)

The hub of the home with rear facing bifolding doors to the rear garden. Fitted with a modern range of wall and base units with coordinating granite work surfaces housing the inset sink and drainer with mixer tap. The kitchen has an electric oven, space for a fridge-freezer, an integrated wine cooler and a central island with quartz work surfaces which houses the electric hob with extractor above and breakfast bar. There is high gloss tiled flooring, downlights to the ceiling, three skylight windows and a central heating radiator.

Downstairs Shower Room

With a side facing obscure triple glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a double shower cubicle with shower. There is wall to floor tiling and a heated towel rail.

First Floor Landing

With a side facing triple glazed window and laminate flooring.

Bedroom One

13' 3" x 10' 8" (4.04m x 3.25m)

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

Bedroom Two

14' 9" x 10' 6" (4.50m x 3.20m)

With a rear facing triple glazed window, a central heating radiator and laminate flooring.

Bedroom Three

8' 1" x 6' 7" (2.46m x 2.01m)

With a front facing triple glazed window, a central heating radiator, laminate flooring and a loft hatch.

Bathroom

With a side facing obscure triple glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and bath with shower over and screen. There is complimentary tiling, tiled flooring and a heated towel rail.

Outside

To the front of the property there is a lawned garden with external lighting and a gated driveway providing off road parking which leads to the garage whilst to the rear of the property there is an enclosed artificial lawned garden with decked patio and external lighting.

Garage / Store

Used as storage with a roller shutter door.



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welcome to

Ardeen Road, Intake DONCASTER

- FANTASTIC FAMILY HOME
- ATTRACTIVE LOUNGE
- STUNNING EXTENDED LIVING DINING KITCHEN WITH BIFOLDING DOORS TO GARDEN
- DOWNSTAIRS SHOWER ROOM
- GATED DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122495 - 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.



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