



**Ardeen Road, Intake DONCASTER**



**welcome to**

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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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## 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

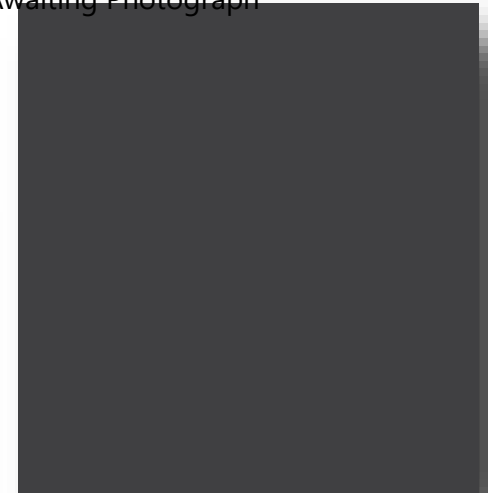
Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£280,000**



Awaiting Photograph



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postcode not the actual property



Property Ref:  
DCR122495 - 0006

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