



Blenheim Drive, Finningley Doncaster



welcome to

Blenheim Drive, Finningley Doncaster

GUIDE PRICE £390,000-£400,000. Tucked away on a cul-de-sac location is this exceptional four bedroom detached family home situated on a substantial plot with a secret garden, a superb open plan family living space, two further reception rooms and an integral garage.



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing, useful built-in storage cupboards and access to the ground floor WC and integral garage.

Ground Floor W.C.

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

Study / Dining Room

9' 2" x 9' 2" (2.79m x 2.79m)

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

Kitchen

13' 6" x 10' 3" (4.11m x 3.12m)

Fitted with a range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a breakfast bar, a focal island, space for a five ring gas Rangemaster cooker with stainless steel splashback and extractor above, a built-in dishwasher, a built-in larder fridge, spotlights to the ceiling and access into the family room.

Lounge

13' 11" x 13' 4" (4.24m x 4.06m)

With a gas feature fireplace as the focal point of the room, a central heating radiator, coving to the ceiling and laminate flooring. There is open access into the family room.

Family Room

24' 1" x 11' 10" (7.34m x 3.61m)

With two rear facing double glazed windows, bifolding doors, downlights to the ceiling, three skylight windows and a central heating radiator.

First Floor Landing

With a side facing double glazed window, a useful airing cupboard, a central heating radiator and useful office storage space.

Bedroom One

12' 1" max x 17' 7" (3.68m max x 5.36m)

With three front facing double glazed windows, coving to the ceiling, a central heating radiator and built-in wardrobes providing hanging and storage space. There is access to the en-suite bathroom.

En-Suite Bathroom

Fitted with a WC, a wash hand basin fitted into a vanity unit, a panelled bath with a power shower over and screen. There is partial tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

Bedroom Two

10' 8" plus recess x 8' 2" (3.25m plus recess x 2.49m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

10' 6" x 7' (3.20m x 2.13m)

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

Bedroom Four

9' x 8' 7" (2.74m x 2.62m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Shower Room

Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in power shower. There is a heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned front garden with mature shrubs and plants to the borders. There is a tarmaced driveway providing off road parking which in-turn leads to the integral garage. To the rear of the property there is a beautiful substantial lawned and well matured garden with steps up to raised planters and a further

secret garden. The secret garden extends to a substantial lawned rear garden which continues to a rear garden work store/shed.

Integral Garage

18' 4" x 8' 2" (5.59m x 2.49m)

With an up and over door and plumbing for a washing machine, dryer and freezer. There is a courtesy door to the entrance hall.



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- GUIDE PRICE £390,000
- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM, FAMILY BATHROOM AND GROUND FLOOR WC
- BEAUTIFUL OPEN PLAN FAMILY ROOM
- DINING ROOM/STUDY

Tenure: Freehold EPC Rating: C

guide price

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122839 - 0004

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