



**Zetland Road, Townmoor DONCASTER**



**welcome to**

**Zetland Road, Townmoor DONCASTER**

GUIDE PRICE £230,000-£240,000. Ideal for a young or growing family is this exceptional three bedroom semi detached property benefits from having a range of spacious living accommodation throughout with an open plan kitchen diner. The property is situated close to local amenities and transport links.



### **Entrance Hall**

Accessed through a front facing door with a side facing double glazed window. There is a central heating radiator, coving to the ceiling and stairs which rise to the first floor landing with a useful understairs storage cupboard.

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

Fitted with a WC and a wash hand basin.

### **Lounge**

14' 2" into bay window x 11' 6" max ( 4.32m into bay window x 3.51m max )

With a front facing bay double glazed window, a central heating radiator and access through to the dining room. There is a feature gas fireplace as the focal point of the room.

### **Dining Room**

12' 10" x 10' 4" ( 3.91m x 3.15m )

There is a central heating radiator and area for a dining table and chairs.

### **Open Plan Kitchen Living Diner**

16' 9" x 11' 5" ( 5.11m x 3.48m )

Fitted with a modern range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a rangemaster style cooker with extractor hood above, space for an American style fridgefreezer and plumbing for a washing machine and dishwasher.

With a rear facing double glazed window, two skylight windows and rear facing French doors which gives access to the rear garden.

### **Utility Room**

6' 10" max x 6' 1" ( 2.08m max x 1.85m )

Fitted with a range of base units. There is the wall mounted boiler and a side facing double glazed window.

### **First Floor Landing**

There is a side facing double glazed window and loft access.

### **Bedroom One**

14' 3" into bay window x 10' 10" ( 4.34m into bay window x 3.30m )

With a front facing bay double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Two**

12' 10" x 10' 4" ( 3.91m x 3.15m )

There is a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Three**

7' 11" max x 6' 7" ( 2.41m max x 2.01m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bathroom**

Fitted with a WC, a wash hand basin and a P shaped bath with screen and shower over. There is tiling to the walls, an extractor fan, a chrome heated towel rail and a rear facing double glazed window.

### **Outside**

To the front of the property is an enclosed garden with a brick wall to provide privacy and a driveway to the side to provide off road parking. To the rear of the property is a generous enclosed south west facing lawned garden with fencing to the perimeter. There is an outdoor garden store.



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## Zetland Road, Townmoor DONCASTER

- GUIDE PRICE £230,000-£240,000
- POPULAR LOCATION
- THREE BEDROOM SEMI DETACHED PROPERTY
- BAY FRONTED LOUNGE
- SUPERB KITCHEN LIVING DINER

Tenure: Freehold EPC Rating: E

Guide Price

**£230,000-£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122724 - 0003

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