



Ferndale Belton Road, Beltoft DONCASTER

welcome to

Ferndale Belton Road, Beltoft DONCASTER

Situated in the desirable hamlet of Beltoft with stunning open countryside views to the rear is this fabulous extended spacious detached bungalow which stands in a generous enclosed plot. The property has ample off road parking and a detached garage.



Entrance Hall

A spacious hallway with a front facing sealed unit door, a central heating radiator, a front facing double glazed window, laminate flooring and recess spotlights to the ceiling.

Lounge

23' 11" x 13' 2" (7.29m x 4.01m)

A beautifully presented lounge with rear facing bifolding doors which give access to the enclosed patio area with views over the garden and countryside beyond. There is a central heating radiator, LVT flooring and TV aerial points.

Living Dining Kitchen

16' 11" x 20' 11" (5.16m x 6.38m)

A fantastic open plan living dining kitchen with rear facing bifolding doors giving access to the patio area with garden and countryside views beyond. Fitted with a range of white high gloss wall and base units with coordinating grey sparkle Quartz work surfaces housing the ceramic 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an induction hob with dual flex zone plus three regular zones and extractor above, a double oven and grill, an integrated microwave, dishwasher, tall fridge and tall freezer. There is housing for a washing machine and tumble dryer, downlights to the ceiling, a TV aerial point and LVT flooring.

Study / Bedroom Four

11' 1" x 9' 1" (3.38m x 2.77m)

A versatile room which could be used as a home office or a fourth bedroom if required with a front facing double glazed window, a TV aerial point and a central heating radiator.

Bedroom One

14' 5" x 11' 8" (4.39m x 3.56m)

With a rear facing double glazed window with open views to the rear, a central heating radiator, laminate flooring and a TV aerial point. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is tiling to the walls and floor, a useful storage cupboard and a central heating radiator.

Bedroom Two

11' 11" x 11' 8" (3.63m x 3.56m)

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

Bedroom Three

11' 11" x 9' 8" (3.63m x 2.95m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a panelled bath with mixer tap and shower over. There is tiling to the walls, a built-in storage cupboard, tiled flooring and a heated towel rail.

Outside

The property occupies a generous enclosed plot and is approached by an in and out driveway providing ample off road parking. There is a lawned garden with shrubs and plants to the borders. The driveway continues to the side of the property which in-turn leads to the detached garage. To the rear of the property there is a generous enclosed South facing lawned garden with stunning far reaching countryside views. There is a fabulous elevated patio area perfect for alfresco dining and entertaining.

Detached Garage

A larger than average garage with electric doors.



view this property online williamhbrown.co.uk/Property/DCR122858



welcome to

Ferndale Belton Road, Beltoft DONCASTER

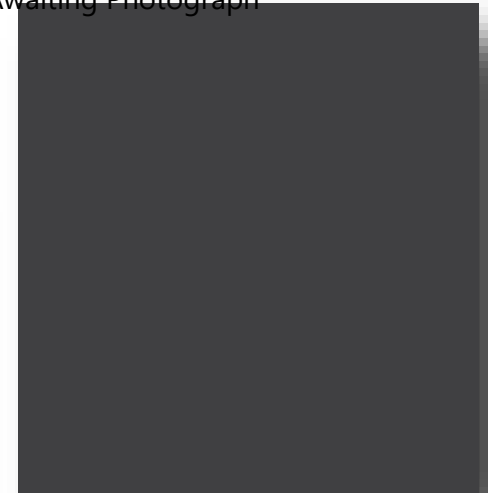
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE WITH BIFOLDING DOORS
- MODERN LIVING DINING KITCHEN WITH BIFOLDING DOORS AND INTEGRATED APPLIANCES
- THREE / FOUR BEDROOMS ONE WITH EN-SUITE
- GENEROUS ENCLOSED PLOT WITH AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£450,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122858



Property Ref:
DCR122858 - 0006

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk