

welcome to

Friar Close, Finningley DONCASTER

GUIDE PRICE £280,000-£290,000. Situated on this sought after development in a Finningley village is this fabulous three bedroom link-detached home which has front and rear gardens and off road parking. The property benefits from a downstairs WC, an en-suite shower room and is still under warranty.













Entrance Hall

With a front facing sealed unit door and laminate flooring.

Downstairs W.C.

Fitted with a Roca WC and wash hand basin with mixer tap. There is partial tiling to the walls, tiled flooring and an extractor fan.

Lounge

17' 2" x 10' (5.23m x 3.05m)

An attractive lounge with front and side facing double glazed windows, a central heating radiator and laminate flooring.

Dining Kitchen

16' 11" x 9' 9" (5.16m x 2.97m)

With a side facing double glazed window and double glazed French doors with double glazed side panels giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric oven and an integrated fridge-freezer and dishwasher. There is tiled flooring, downlights to the ceiling and access to the utility room.

Utility Room

6' 5" x 5' 4" (1.96m x 1.63m)

Fitted with wall and base units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is tiled flooring, a useful understairs storage cupboard and a central heating radiator.

First Floor Landing

With access to the loft and a useful storage cupboard.

Bedroom One

10' 6" x 11' 4" (3.20m x 3.45m)

With a double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a front facing obscure double glazed window. Fitted with a Roca WC, Roca wash hand basin and a shower cubicle with shower. There is a central heating radiator, partial tiling to the walls, tiled flooring and an extractor fan.

Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

With a front facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom Three

6' 10" x 7' 7" (2.08m x 2.31m)

With a double glazed window and a central heating radiator.

Bathroom

With an obscure double glazed window. Fitted with a Roca WC, a Roca wash hand basin and a panelled bath with mixer tap. There is partial tiling to the walls, tiled flooring, a central heating radiator and an extractor fan.

Outside

To the front of the property there is a forecourt garden whilst to the rear there is an enclosed good sized garden with artificial lawn and patio area. A gate gives access to the driveway providing off road parking for two cars.

Additional Information

The vendor has made us aware that the property is still under warranty. The property benefits from an alarm and CCTV.





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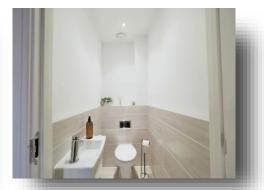
- GUIDE PRICE £280,000-£290,000
- SPACIOUS ACCOMMODATION THROUGHOUT
- MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: B

guide price

£280,000-£290,000







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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR118930 - 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.





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