



Friar Close, Finningley DONCASTER



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR118930 - 0006

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