



Carr House Road, Belle Vue Doncaster

welcome to

Carr House Road, Belle Vue Doncaster

GUIDE PRICE £170,000-£180,000. This three bedroom semi-detached family home is situated close to a wide range of amenities including Elmfield Park, The Dome Leisure complex and Doncaster Racecourse. Benefiting from two reception rooms, a breakfast room, a spacious rear garden and off road parking.



Entrance Hall

With an arched stormed porch with a upvc double glazed window, laminate flooring, a central heating radiator, a cupboard housing the wall mounted boiler and stairs which rise to the first floor landing.

Lounge

17' 7" into bay x 11' 11" (5.36m into bay x 3.63m)
With a front facing double glazed bay window, a feature fireplace, a central heating radiator, telephone point and a dado rail.

Dining Room

12' 7" x 11' 11" max (3.84m x 3.63m max)
With rear facing double glazed French doors which lead onto the rear garden, a central heating radiator, laminate flooring, dado rail and coving to the ceiling. The focal point of the room is the electric feature fireplace.

Breakfast Room

9' 6" x 7' 7" (2.90m x 2.31m)
With a rear facing double glazed window, an understairs storage cupboard, laminate flooring, a central heating radiator and access through to the kitchen.

Kitchen

14' 4" x 7' 6" (4.37m x 2.29m)
Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an eye level double electric oven and grill, plumbing for a washing machine and dishwasher and a built-in fridge-freezer. There is complimentary splashback, insert spotlights to the ceiling, tiled flooring covering, a side facing double glazed window, a door which provides access to the front driveway and a side facing door which provides access to the rear garden.

First Floor Landing

With a side facing double glazed window, access to the loft and dado rail.

Bedroom One

18' 1" into bay x 10' 6" max (5.51m into bay x 3.20m max)
With a front facing triple glazed bay window, a central heating radiator and coving to the ceiling.

Bedroom Two

12' 7" x 10' 6" (3.84m x 3.20m)
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

9' 4" x 6' 9" (2.84m x 2.06m)
With a front facing triple glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin, a panelled bath and a separate shower cubicle with electric shower. There is partial tiling to the walls, an extractor fan, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property there is a forecourt garden with a paved patio providing off road parking whilst to the rear there is a generous lawned garden with patio and fencing to the perimeter.



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Carr House Road, Belle Vue Doncaster

- GUIDE PRICE £170,000-£180,000
- THREE BEDROOM SEMI-DETACHED HOME
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM
- BREAKFAST ROOM AND KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£170,000-£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123157 - 0002

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