



Manor Farm Close, Sutton Doncaster



welcome to

Manor Farm Close, Sutton Doncaster

This larger than average two bedroom detached bungalow is situated in the sought after location of Sutton and benefits from a driveway, garage and attractive panoramic views over open countryside to the rear. The property is available with no onward chain!



Front Facing Entrance Porch

With a red quarry tiled floor.

Front Entrance Lobby

Front facing timber door, side facing window, a central heating radiator, telephone point. Adjoined is a large full height built-in storage cupboard with light fitting.

Lounge Diner

21' 5" x 16' 9" (6.53m x 5.11m)

A spacious lounge/diner with front facing double glazed window, two central heating radiators, a feature gas fireplace with marble hearth and coving to the ceiling.

Breakfast Kitchen

15' x 7' 9" (4.57m x 2.36m)

With front and side facing double glazed windows. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink with mixer tap. The kitchen has a breakfast bar, four ring electric hob, an electric oven, tiling to the walls, a TV aerial point, telephone point, vinyl flooring and a central heating radiator. There is open plan access to the utility room.

Utility Room

12' 1" x 5' 7" (3.68m x 1.70m)

Fitted with base units with work surfaces housing the enamel sink with mixer tap. There is tiling to the walls, a wall mounted boiler, plumbing for washing machine, vinyl flooring, central heating radiator and an additional electric wall mounted heater, a side facing door with adjoining double glazed window, and access to the lobby/cloakroom.

Lobby/Cloakroom

With a side facing obscure double glazed window, central heating radiator and wall mounted coat pegs. There is access to the WC.

W.C.

Fitted with a low flush WC, an electric wall heater and a side facing obscure double glazed window.

Inner Hallway

There are two built-in storage cupboards, one housing the central heating controller, hot water cylinder, emersion heater and storage shelving whilst the other has plumbing for the fitting of shower/toilet. There is coving to the ceiling.

Bedroom One

15' 1" x 10' 5" (4.60m x 3.17m)

The rear facing double glazed window has attractive views across open countryside. There is coving to the ceiling, a central heating radiator and telephone point. A walk-in dressing wardrobe with light fitting and plentiful hanging space, a wall mirror, a central heating radiator and designed with ready access to plumbing for conversion to an en-suite if desired.

Bedroom Two

9' 5" x 15' (2.87m x 4.57m)

With rear facing double glazed window with attractive views across open countryside, a central heating radiator and a built-in wardrobe. There is coving to the ceiling.

Bathroom

With a rear facing obscure double glazed window, wall tiling incorporating a decorative picture rail, a central heating radiator and an additional electric wall mounted heater. Fitted with a bath, a low flush W.C. and a matching vanity unit with hand wash basin.

Outside

To the front of the property there is a well-maintained lawn with shrubs and flowers to the borders and a block paved footpath. Front left there is an ample block paved driveway providing off road parking which in-turn leads to the garage. To the rear of the property there are two lawned areas either side of a central block paved footpath which then extends across the back of the property. There is an outside tap. A rear perimeter stone wall gives way to panoramic views across open countryside. To the back left of the property there is a smaller strip of land with decorative limestone chippings closed off to the front garden by a wooden fence.

Garage

With an up and over door, a pitched roof, a side facing window and door. Light and power are installed.



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welcome to

Manor Farm Close, Sutton Doncaster

- TWO BEDROOM DETACHED BUNGALOW
- POTENTIAL FOR EXTENDING
- HIGHLY SOUGHT AFTER LOCATION
- CUL-DE-SAC POSITION
- SPACIOUS LOUNGE DINER

Tenure: Freehold EPC Rating: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122874 - 0004

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