



Norbreck Road, Warmsworth Doncaster



welcome to

Norbreck Road, Warmsworth Doncaster

Situated in the sought after location of Warmsworth is this recently renovated three bedroom semi-detached bungalow which benefits from a conservatory, a driveway providing off road parking, garage and workshop. Available with no onward chain!



Entrance Hall

With a side facing upvc double glazed door with double glazed side panels, a central heating radiator and a built-in cupboard housing the boiler.

Lounge

17' 11" x 12' 2" max (5.46m x 3.71m max)

With a front facing double glazed window, decorative wall lights, a central heating radiator and coving to the ceiling. The focal point of the room is the feature gas fire with wooden surround.

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

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 four ring ceramic hob with extractor above, an eye level electric oven and under counter space for white goods. There is splashback tiling, downlights to the ceiling, a built-in storage cupboard, a central heating radiator, vinyl flooring, a rear facing double glazed window and a rear facing obscure double glazed door which gives access to the conservatory.

Conservatory

12' 1" x 7' 11" (3.68m x 2.41m)

With rear and side facing double glazed windows and rear facing door giving access to the rear garden.

Bedroom One

11' 1" x 11' 5" (3.38m x 3.48m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing hanging and storage space.

Bedroom Two

11' 2" x 9' 7" (3.40m x 2.92m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)

With a side facing double glazed window, a central heating radiator and coving to the ceiling.

Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiled flooring with underfloor heating, a heated towel rail, access to the loft and a rear facing obscure double glazed window.

Outside

To the front of the property there is a driveway providing ample off road parking which in-turn leads to the garage. To the rear of the property there is an enclosed garden with patio area and an outside tap. There is access to the garage and workshop.

Garage

With an electric roller shutter door and a side facing courtesy door to the rear garden.



view this property online williamhbrown.co.uk/Property/DCR123331



welcome to

Norbreck Road, Warmsworth Doncaster

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- POPULAR LOCATION
- RECENTLY RENOVATED THROUGHOUT
- SPACIOUS LOUNGE
- KITCHEN

Tenure: Freehold EPC Rating: D

£170,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR123331](https://www.williamhbrown.co.uk/Property/DCR123331)



Property Ref:
DCR123331 - 0002

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](https://www.williamhbrown.co.uk)