



Victorian Crescent, Town Moor DONCASTER

welcome to

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This fabulous beautifully presented family home is situated in this sought after location within close proximity to Townfields, Doncaster Racecourse, Doncaster Royal Infirmary and the City Centre. The property has ample off road parking and a double garage to the rear.



Entrance Porch

With a front facing sealed unit door and a side facing double glazed window. A further leaded door gives access to the spacious entrance hall.

Entrance Hall

With coving to the ceiling, a central heating radiator with cover, stairs which rise to the first floor landing and laminate flooring.

Lounge

13' 10" to bay x 13' 5" (4.22m to bay x 4.09m)

A beautifully presented lounge with a front facing double glazed bay window, an ornate ceiling rose, picture rail, coving to the ceiling, a central heating radiator and cupboards and shelving to the chimney recess. The focal point of the room is the feature period style fireplace which houses the gas living flame fire.

Dining Room

12' 5" x 17' 5" (3.78m x 5.31m)

A formal dining room with a front facing double glazed bay window, picture rail, coving to the ceiling, a central heating radiator and bookcases to the recess'. The focal point of the room is the feature oak fire surround with slate insert and hearth housing the gas living flame fire.

Breakfast Kitchen

13' 5" to bay x 12' 5" (4.09m to bay x 3.78m)

With a rear facing double glazed bay window overlooking the garden. Fitted with a range of wall and base units with coordinating wooden work surfaces housing the porcelain sink with mixer tap. The focal point of the kitchen is the Rangemaster cooker which has a seven ring gas hob and a double oven and grill with extractor above. There is an integrated dishwasher, complimentary tiling, tiled flooring, a central heating radiator and coving to the ceiling.

Utility Room / Scullery

8' 4" x 8' 4" (2.54m x 2.54m)

With a rear facing double glazed window. Fitted with base units and a sink and drainer with mixer tap. There is plumbing for a washing machine, an integrated fridge-freezer, a central heating radiator, quarry tiled flooring and a door which gives access to the rear garden.

Pantry

With a rear facing double glazed window and useful shelving.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a low level WC, a pedestal wash hand basin, partial tiling and a central heating radiator.

First Floor Landing

With a front facing double glazed window, a central heating radiator and access to the loft which has a retractable ladder.

Bedroom One

19' to bay x 12' 3" into wardrobes (5.79m to bay x 3.73m into wardrobes)

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

Bedroom Two

17' 6" to recess x 12' 6" to recess (5.33m to recess x 3.81m to recess)

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

Bedroom Three

12' 5" max x 11' 4" (3.78m max x 3.45m)

With a rear facing double glazed window, a central heating radiator, a feature fireplace, coving to the ceiling and built-in wardrobes providing hanging and storage space.

Bedroom Four

8' 4" x 6' 8" (2.54m x 2.03m)

Currently used as a dressing room with a rear facing double glazed window and a central heating radiator.

Bathroom

With obscure double glazed windows. A luxuriously appointed bathroom which is fitted with a low flush WC, a wash hand basin fitted into a vanity unit, a double ended bath with mixer tap and shower attachment and a corner shower cubicle with shower. There is partial tiling to the walls and a heated towel rail.

Outside

The property occupies a generous plot. There is ample off road parking to the front with a pebbled garden for ease of maintenance, mature shrubs and trees. A side gate gives access to the rear garden. To the rear of the property there is an enclosed garden with a paved patio and steps up to an artificial lawn which is ideal for entertaining. There is access to the double garage and a gate to the rear. The double garage is approached by the rear service road.

Double Garage

With two up and over doors, light and power.

Store

Which houses the central heating boiler.



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Victorian Crescent, Town Moor DONCASTER

- SPACIOUS ROOM SIZES THROUGHOUT
- ATTRACTIVE LOUNGE
- FORMAL DINING ROOM
- BREAKFAST KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

£385,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR122578 - 0003

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