



**Haller Close, Armthorpe DONCASTER**



**welcome to**

**Haller Close, Armthorpe DONCASTER**

GUIDE PRICE £270,000-£280,000. Tucked away within a cul-de-sac location is this bay fronted four bedroom detached family home with en-suite and an open plan kitchen diner must be viewed! Benefiting from a driveway, garage and no onward chain.



### Entrance Hall

With a stormed porch and a front facing exterior door. There is a central heating radiator, stairs which rise to the first floor landing, a useful understairs storage cupboard and access to the ground floor WC.

### Ground Floor W.C.

Fitted with a low flush WC and a floating wash hand basin on a vanity unit with mixer tap. There is a heated towel rail, complimentary splashback, feature panelling to the walls and a front facing obscure double glazed window.

### Lounge

14' 5" x 12' 2" ( 4.39m x 3.71m )

With a front facing double glazed bay window, a TV media wall and a central heating radiator.

### Kitchen Diner

16' 6" x 13' 9" ( 5.03m x 4.19m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and a built-in dishwasher, washing machine and fridge-freezer. There is plinth lighting, spotlights to the ceiling, under wall unit lighting, complimentary splashback, rear and side facing double glazed windows and rear facing French doors giving access to the rear garden. There is access into the sitting room.

### Sitting Room

12' 3" x 8' 3" ( 3.73m x 2.51m )

With two rear facing double glazed windows, spotlights to the ceiling, a TV media wall and a central heating radiator.

### First Floor Landing

With a useful storage cupboard.

### Bedroom One

14' 5" x 10' 1" ( 4.39m x 3.07m )

With a front facing double glazed window, central heating radiator and built-in wardrobes providing hanging and storage space. There is access to the en-suite shower room.

### En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a walk-in shower. There is a heated towel rail, wall to floor tiling and downlights to the ceiling.

### Bedroom Two

11' 10" x 8' 6" ( 3.61m x 2.59m )

With a rear facing double glazed window and a central heating radiator.

### Bedroom Three

9' 10" x 6' 11" ( 3.00m x 2.11m )

With a rear facing double glazed window and a central heating radiator.

### Bedroom Four

9' 3" x 7' 7" ( 2.82m x 2.31m )

With a front facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a bath with shower over and screen. There is partial tiling to the walls, a heated towel rail and a rear facing obscure double glazed window.

### Outside

To the front of the property there is an open plan lawned garden with a driveway to the side providing off road parking and leads to the garage. To the rear of the property there is a generous mainly laid to lawn garden with fencing to the perimeter, an outside tap and a patio ideal for entertaining.

### Garage

16' 8" x 8' 5" ( 5.08m x 2.57m )

With an up and over door.



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## Haller Close, Armthorpe DONCASTER

- GUIDE PRICE £270,000-£280,000
- FOUR BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE
- OPEN PLAN KITCHEN DINER WITH SITTING ROOM
- BAY FRONTED LOUNGE

Tenure: Freehold EPC Rating: C

guide price

**£270,000-£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122107 - 0002

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