



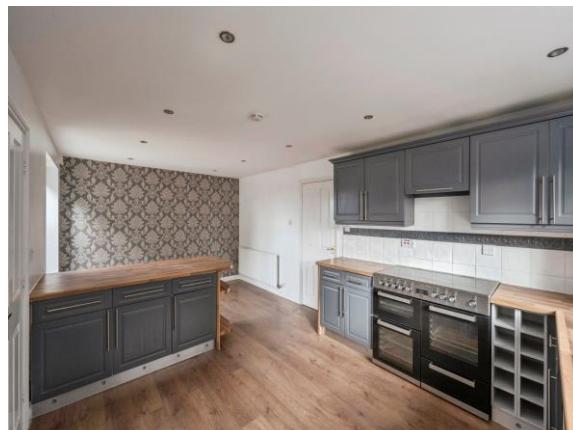
Grove Court, Marr Doncaster

william
h brown

welcome to

Grove Court, Marr Doncaster

Situated in the popular village location of Marr is this spacious four bedroom detached family home. Boasting open views to the rear, off road parking and a detached double garage. Ideal for growing or extended families and available with no onward chain!



Entrance Hall

With a front facing obscure double glazed upvc door, stairs which rise to the first floor, an understairs storage cupboard, coving to the ceiling, a central heating radiator and laminate flooring.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin with tiled splashback. There is laminate flooring, a central heating radiator and a front facing obscure double glazed window.

Study

11' 6" x 9' 2" (3.51m x 2.79m)

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

Lounge

22' 10" x 12' 3" (6.96m x 3.73m)

A dual aspect lounge with a front facing double glazed window and rear facing patio doors. There is a feature open fireplace, two central heating radiators and coving to the ceiling.

Kitchen Diner

20' x 10' 10" (6.10m x 3.30m)

With a side facing double glazed window and rear facing French doors which lead out to the rear garden. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink with mixer tap. The kitchen has a Range cooker with extractor above, space for a fridge-freezer and under counter space for white goods. There is tiled splashback, a breakfast bar, laminate flooring, area for a dining table and chairs and a central heating radiator. There is access through to the utility room.

Utility Room

8' 4" x 6' 9" (2.54m x 2.06m)

With rear and side facing double glazed windows and a side facing obscure double glazed stable door. Fitted with wall and base units with work surfaces housing the stainless steel sink with mixer tap

beneath which is under counter space and plumbing for a washing machine. There is tiled splashback, a wall mounted boiler, laminate flooring and a central heating radiator.

First Floor Landing

With access to the loft and a built-in storage cupboard housing the hot water tank.

Bedroom One

13' 9" x 12' 3" (4.19m x 3.73m)

With a front facing double glazed window, laminate flooring, a central heating radiator and coving to the ceiling. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a front facing obscure double glazed window.

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor and a central heating radiator.

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.51m)

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

Bedroom Three

11' x 11' 6" (3.35m x 3.51m)

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

Bedroom Four

12' 3" x 8' 10" (3.73m x 2.69m)

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

Bathroom

With a rear facing obscure double glazed window.

Fitted with a low flush WC, a wall mounted wash hand basin and a bath with shower attachment.

There is partial tiling to the walls, a central heating radiator, tiled flooring and an extractor fan.

Outside

To the front of the property there is an open plan lawned garden with a block paved driveway to the side providing ample off road parking which leads to the double detached garage. There is a side access gate and power. To the rear of the property there is an enclosed low maintenance concrete patterned garden with artificial lawn and outside tap.

Double Garage

With an up and over door, a pitched roof and a side facing door and window.



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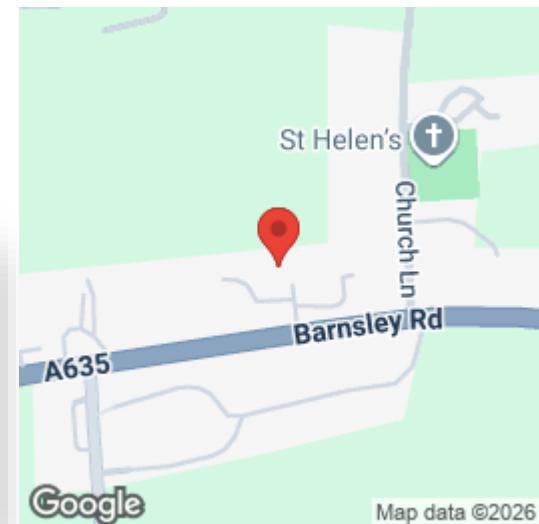
Grove Court, Marr Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS DUAL ASPECT LOUNGE
- DOWNSTAIRS WC AND UTILITY ROOM
- DINING ROOM AND HOME OFFICE
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

£380,000



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