



Coldstream Avenue, Warmsworth Doncaster



welcome to

Coldstream Avenue, Warmsworth Doncaster

This well-presented four bedroom two reception room semi-detached home is situated in the sought after location of Warmsworth. Boasting generous living accommodation comprising of a lounge and dining room with bifolding doors, a spacious kitchen and utility room.



Entrance Hall

With a front facing obscure double glazed composite door, a side facing obscure double glazed window, stairs which rise to the first floor landing, coving to the ceiling, a central heating radiator and built-in storage cupboard.

Lounge

13' 5" x 12' 10" (4.09m x 3.91m)

With a front facing double glazed bay window, a feature gas fire, a central heating radiator, coving to the ceiling and double glazed doors giving access to the dining room.

Dining Room

19' 1" x 10' 5" (5.82m x 3.17m)

With rear facing double glazed bifolding doors, laminate flooring, a central heating radiator, coving to the ceiling and a built-in storage cupboard.

Kitchen

22' 2" x 8' 2" (6.76m x 2.49m)

With two side facing double glazed windows and door. Fitted with a range of wall and base units with coordinating granite work surfaces housing the 1 1/2 bowl inset stainless steel sink with mixer tap. The kitchen has a five ring gas range with glass splashback and extractor above with space and plumbing for a washing machine and dishwasher. There is a breakfast bar, tiled flooring, a central heating radiator and coving to the ceiling.

Utility Room

12' 7" x 6' 7" (3.84m x 2.01m)

With a front facing obscure double glazed stable door. Fitted with wall and base units with work surfaces beneath which is space for a dryer. There is tiled flooring, a wall mounted boiler and a central heating radiator.

Downstairs W.C.

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit, tiled flooring and a central heating radiator.

First Floor Landing

With access to the loft.

Bedroom One

13' 5" max x 11' 4" into wardrobes (4.09m max x 3.45m into wardrobes)

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

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m)

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

Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)

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

Bedroom Four

12' 7" x 6' 7" (3.84m x 2.01m)

With front and rear facing double glazed windows and a central heating radiator.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a wet room style shower and a corner bath. There is wall to floor tiling and a heated towel rail.

Outside

To the front of the property there is a lawned garden with double gates giving access to the block paved driveway and car port providing off road parking. To the rear of the property there is an enclosed lawned garden with block paved path, raised flower beds and a garden shed.



view this property online williamhbrown.co.uk/Property/DCR123476



welcome to

Coldstream Avenue, Warmsworth Doncaster

- FOUR BEDROOM SEMI-DETACHED HOME
- LOUNGE AND DINING ROOM
- SPACIOUS KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited

£245,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123476



Property Ref:
DCR123476 - 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