



Friar Close, Finningley Doncaster

welcome to

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Situated in the sought after village of Finningley is this fabulous three bedroom semi-detached home which is presented to a high standard throughout with off road parking for two cars and open views to the rear.



Entrance Hall

With a front facing sealed unit door, a side facing double glazed window, engineered oak flooring, a central heating radiator and a storage cupboard housing the central heating boiler.

Downstairs Cloakroom

With a side facing obscure double glazed window. Fitted with a low flush WC and a wash hand basin with splashback tiling. There is engineered oak flooring and downlights to the ceiling.

Dining Kitchen

17' to bay x 8' 10" (5.18m to bay x 2.69m)

With a front facing double glazed bay window. Fitted with a range of upgraded wall and base units with coordinating granite work surfaces housing the inset sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, a built-in eye level electric double oven and an integrated fridge-freezer, washing machine and dishwasher. There is complimentary tiling, a dining bar with under counter lighting, downlights to the ceiling and a central heating radiator.

Lounge

15' 6" x 10' 8" to recess (4.72m x 3.25m to recess)

With a rear facing double glazed window, engineered oak flooring, a central heating radiator and provisions for a wall mounted TV.

First Floor Landing

With a side facing double glazed window, a storage cupboard and a further storage cupboard with hanging space. There is access to the loft which is partially boarded with light.

Master Bedroom

12' 6" to wardrobes x 8' 6" (3.81m to wardrobes x 2.59m)

With a rear facing double glazed window, a central heating radiator and mirror fronted wardrobes.

Bedroom Two

9' 6" to wardrobes x 8' 6" (2.90m to wardrobes x 2.59m)

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

Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m)

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

Bathroom

With an obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath with mixer tap and shower over. There is partial tiling to the walls, tiled flooring, a chrome heated towel rail, downlights and an extractor fan to the ceiling.

Outside

To the front of the property there is a block paved driveway providing off road parking for two cars whilst to the rear of the property there is a generous enclosed landscaped garden with shrubs and plants to the borders, stunning open views and various patio areas. There is a covered hot tub area, a purpose built barbecue and a brick-built bar ideal for entertaining. There is an electric point, outside tap and two sheds both with light and power sockets.



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Friar Close, Finningley Doncaster

- ATTRACTIVE LOUNGE WITH FRENCH DOORS TO GARDEN
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS W.C.
- THREE BEDROOMS AND BATHROOM
- OFF ROAD PARKING FOR TWO CARS

Tenure: Freehold EPC Rating: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122614 - 0003

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