



**Fox Gardens, Bentley DONCASTER**



*welcome to*

## **Fox Gardens, Bentley DONCASTER**

This three storey four bedroom semi-detached home situated on a cul-de-sac location with a double driveway. solar panels and woodland views to the rear. Benefiting from a stunning kitchen living diner, an open family room, ground floor WC, utility space and two en-suites.



### Entrance Hall

With a front facing composite door, stairs which rise to the first floor, a central heating radiator and access to the ground floor WC.

### Ground Floor W.C. / Utility

Fitted with a low flush WC and a wash hand basin with splashback tiling. There is plumbing for a washing machine and a front facing obscure double glazed window.

### Kitchen Living Dining Room

27' 2" x 19' ( 8.28m x 5.79m )

### Kitchen Area

With two front facing double glazed windows. a high spec kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an eye level electric oven and grill, a built-in dishwasher, a breakfast bar and space for an American style fridge-freezer. The kitchen is open plan to the lounge/dining room.

### Lounge / Dining / Family Room

With rear facing French doors, a full length double glazed window a side facing double glazed window. There is a TV media wall with built-in storage, laminate flooring, three central heating radiator and a useful understairs storage cupboard.

### First Floor Landing

With a useful storage cupboard and stairs which rise to the second floor.

### Bedroom Two

13' 4" max x 10' ( 4.06m max x 3.05m )

With rear facing French doors onto a Juliet balcony with woodland views, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiled splashback, a heated towel rail and a side facing obscure double glazed window.

### Bedroom Three

10' 6" x 10' 3" ( 3.20m x 3.12m )

With two front facing full length double glazed windows and a central heating radiator.

### Bedroom Four

11' 10" max x 8' 2" ( 3.61m max x 2.49m )

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

### Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a central heating radiator, an extractor fan, tiled splashback, shaver point and a front facing obscure double glazed window.

### Second Floor

With a useful storage cupboard and access to the primary bedroom.

### Primary Bedroom

20' x 10' 5" ( 6.10m x 3.17m )

With two front facing double glazed skylight windows and two rear facing double glazed skylight windows. There are two central heating radiators and access to the en-suite shower room.

### En-Suite Shower Room

With a rear facing double glazed window. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiled splashback, tiled flooring, a central heating radiator and extractor fan.

### Outside

To the front of the property there is a double tarmac driveway providing off road parking with a side gate providing access to the rear garden. To the rear of the property there is an extensive landscaped garden with lawned and patio areas, fencing to the perimeter and woodland views.

### Additional Information

The vendor has made us aware that the property benefits from freehold solar panels. There is also an approximate management fee of £250 per annum for the upkeep of the development, contact the branch for further details.



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## Fox Gardens, Bentley DONCASTER

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- TOP FLOOR PRIMARY BEDROOM WITH EN-SUITE
- FURTHER BEDROOM WITH JULIET BALCONY AND EN-SUITE
- OPEN PLAN KITCHEN LIVING DINER OVER 27 FT IN LENGTH
- GROUND FLOOR WC AND UTILITY ROOM

Tenure: Freehold EPC Rating: B

offers over  
**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR119953 - 0002

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