



**Farm Court, Adwick-le-Street DONCASTER**

**welcome to**

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This superb deceptively spacious four bedroom detached family home is tucked away in a cul-de-sac location with a generous rear garden and summer house. Situated close to Adwick train station and a range of amenities.



### Entrance Hall

With a pillared sheltered canopy, a front facing exterior door and a front facing arched double glazed window. There is laminate flooring, a central heating radiator and stairs which rise to the first floor landing.

### Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with tiled splashback. There is an extractor fan, a central heating radiator and partial tiling.

### Study / Home Office

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

### Breakfast Kitchen Diner

19' 7" x 12' 5" ( 5.97m x 3.78m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has space for a five ring Rangemaster gas cooker with extractor above and space for an under counter fridge and freezer. There is laminate flooring, splashback tiling, a central heating radiator, front and rear facing double glazed windows and a rear facing exterior door.

### Lounge

17' 5" x 11' 4" ( 5.31m x 3.45m )

With rear facing French doors, laminate flooring, a central heating radiator and a gas feature fireplace.

### First Floor Landing

With a front facing arched double glazed window, loft hatch, a central heating radiator and a useful storage cupboard.

### Bedroom One

12' 5" x 11' 3" ( 3.78m x 3.43m )

With a rear facing double glazed window, 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 walk-in shower cubicle with shower. There is a central heating radiator, wall to floor tiling and a front facing obscure double glazed window.

### Bedroom Two

10' 2" x 10' 3" ( 3.10m x 3.12m )

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

### Bedroom Three

9' 1" x 10' 4" ( 2.77m x 3.15m )

With a front facing double glazed window, a central heating radiator and feature panelling to the wall.

### Bedroom Four

9' 2" max x 8' 2" ( 2.79m max x 2.49m )

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

### Bathroom

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a freestanding focal bath. There is a central heating radiator, partial tiling and an extractor fan.

### Outside

Tucked away on a cul-de-sac position the property occupies a spacious plot. To the front of the property set back there is a generous lawned garden with a variety of mature trees with shrubs and plants to the borders. There is a driveway providing off road parking and leads to the garage. There is a side gate which in-turn leads to the bin store area. To the rear of the property there is a generous lawned garden with breathtaking open views to the rear. There is a decked area with outdoor summer house and useful storage space to the rear of the garage.

### Summer House

11' 9" x 7' 11" ( 3.58m x 2.41m )

Ideal for entertaining.

### Garage

17' 4" x 9' 1" ( 5.28m x 2.77m )

With an up and over door, useful over-head storage and a rear facing door providing access to the rear garden.



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## **Farm Court, Adwick-le-Street DONCASTER**

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM
- BREATHTAKING VIEWS TO THE REAR
- GENEROUS REAR GARDEN WITH SUMMER HOUSE
- BREAKFAST KITCHEN DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £325,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124259 - 0004

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