



Curzen Crescent, Kirk Sandall Doncaster

welcome to

Curzen Crescent, Kirk Sandall Doncaster

Guide Price £325,000 - £335,000 - Situated in this highly sought after location is this exceptional three bedroom detached bungalow with a stone arch car port and double garage. Benefiting from a generous living accommodation with a through lounge diner, an en-suite shower room and a conservatory.



Entrance Porch

With a side facing exterior door with single glazed windows, oak flooring, access hatch, steps up to the roof storage/home office and a further door giving access to the entrance hall.

Roof Storage / Office

12' max x 13' 11" (3.66m max x 4.24m)

Situated above the car port with a double glazed skylight window and a central heating radiator.

Entrance Hall

With a loft hatch and a central heating radiator.

Lounge Diner

22' 2" max x 16' 11" (6.76m max x 5.16m)

With two front facing double glazed windows and two central heating radiators.

Kitchen

9' 8" x 10' (2.95m x 3.05m)

Fitted with a range of composite 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 electric oven and grill, space and plumbing for a washing machine and dishwasher and an integrated fridge. There is a side facing double glazed window, a side facing door, a central heating radiator and spotlights to the ceiling.

Bedroom One

13' 10" max x 10' 11" (4.22m max x 3.33m)

With rear facing bifolding doors which lead through to the conservatory, a central heating radiator, spotlights to the ceiling and fitted wardrobes. There is access to the en-suite shower room.

En-Suite Shower / Wet Room

Fitted with a low flush WC, a corner wash hand basin and wet room style digitally operated shower. There is wall to floor tiling, spotlights to the ceiling, a chrome heated towel rail and an extractor fan.

Conservatory

12' 6" x 11' 8" (3.81m x 3.56m)

With rear and side facing double glazed windows, tiled flooring with underfloor heating and side facing doors providing access to the rear garden.

Bedroom Two

13' 11" x 10' 11" max (4.24m x 3.33m max)

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

Bedroom Three

9' x 7' 8" max (2.74m x 2.34m max)

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

Separate W.C.

Fitted with a low flush WC, wall to floor tiling, a central heating radiator and a side facing double glazed window.

Bathroom

Fitted with a wash hand basin and a panelled bath with electric shower over. There is a chrome heated towel rail, wall to floor tiling, downlights to the ceiling, an extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking which leads to the stone arch car port and double garage. There is a swooping lawn with a variety of mature shrubs and plants to the borders. There is an additional gravel driveway providing further off road parking. To the rear of the property there is a generous mainly laid to lawn garden (not overlooked) with a variety of mature shrubs to the borders, water features and outdoor summer house. There are woodland views to the rear and additional access to the double garage.

Double Garage

19' x 14' 5" (5.79m x 4.39m)

With an up and over door, rear and side facing double glazed windows and a rear facing door to the rear garden.



view this property online williamhbrown.co.uk/Property/DCR122542



welcome to

Curzen Crescent, Kirk Sandall Doncaster

- GUIDE PRICE £325,000 - £335,000
- THREE BEDROOM DETACHED BUNGALOW
- CONSERVATORY
- WELL-PRESENTED KITCHEN
- ROOF STORAGE/OFFICE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£325,000-£335,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122542



Property Ref:
DCR122542 - 0005

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