



Orchard Close, Kirk Sandall Doncaster

welcome to

Orchard Close, Kirk Sandall Doncaster

Situated in the popular location of Kirk Sandall close to local amenities, schools and transport links is this three bedroom semi-detached home benefiting from a well-presented rear garden and off road parking.



Entrance Hall

With a front facing obscure double glazed composite door, stairs which rise to the first floor landing, laminate flooring and a central heating radiator.

Lounge

16' 4" x 10' 6" (4.98m x 3.20m)

With a front facing double glazed window, a feature fireplace with marble hearth housing the gas fire, a built-in storage cupboard and a central heating radiator.

Dining Room

11' x 9' 3" (3.35m x 2.82m)

With a rear facing double glazed window, a central heating radiator and laminate flooring. The dining room is open plan to the kitchen.

Kitchen

14' 7" x 8' 9" (4.45m x 2.67m)

With a rear facing double glazed window and door. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor above, under counter space and plumbing for a fridge and tumble dryer, an integrated dishwasher, tiled splashback and tiled flooring.

First Floor Landing

With a side facing double glazed window, a built-in storage cupboard housing the boiler and access to the loft which is partially boarded with ladder.

Bedroom One

13' 6" x 7' 11" (4.11m x 2.41m)

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

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m)

With a front facing double glazed window, a central heating radiator and sliding built-in wardrobes.

Bedroom Three

8' 10" x 6' 6" (2.69m x 1.98m)

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 with mixer tap and a bath with shower over. There is tiling to the walls, a heated towel rail, tiled flooring and extractor fan.

Outside

To the front of the property there is an open plan lawned garden with decorative borders and a driveway and car port providing off road parking. A side composite gate gives access to the rear garden. To the rear of the property there is a well-presented enclosed lawned garden with block paved patio, garden shed, outside tap and feature pond.



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Orchard Close, Kirk Sandall Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- WELL-PRESENTED THROUGHOUT
- RECENTLY FITTED BATHROOM SUITE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124462 - 0003

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