



william
h brown
for sale
Doncaster
01302 327121
williamhbrown.co.uk

17

Larch Drive, Armthorpe Doncaster

william
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welcome to

Larch Drive, Armthorpe Doncaster

This spacious mid-terraced home is located in this popular location and has good sized front and rear gardens and communal resident parking. Situated close to a range of local amenities and transport links.



Entrance Hall

With a front facing sealed unit door, a front facing double glazed window, a central heating radiator, tiled flooring and stairs which rise to the first floor landing.

Lounge

10' 10" to recess x 13' 9" (3.30m to recess x 4.19m)

With a rear facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace housing the gas coal effect fire.

Dining Kitchen

8' 8" x 11' 7" (2.64m x 3.53m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with stainless steel splashback, an electric oven, plumbing for a washing machine and space for a fridge. There is laminate flooring, a central heating radiator and a door which gives access to the dining room.

Dining Room

8' x 8' 8" (2.44m x 2.64m)

A versatile room which could also be used as a play room or study with a rear facing double glazed window, laminate flooring, a central heating radiator and a sealed unit door.

First Floor Landing

With a front facing double glazed window and a useful storage cupboard housing the gas central heating boiler.

Bedroom One

13' 6" x 10' 9" to recess (4.11m x 3.28m to recess)

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

Bedroom Two

13' 7" x 9' to wardrobes (4.14m x 2.74m to wardrobes)

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

Separate W.C.

With a front facing obscure double glazed window, a low flush WC and tiled flooring.

Shower Room

With a front facing obscure double glazed window.

Fitted with a wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor and a central heating radiator.

Outside

To the front of the property there is a good sized enclosed garden whilst to the rear there is an enclosed garden with patio, a purpose built store and gate to the rear. There is resident communal car parking.



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welcome to

Larch Drive, Armthorpe Doncaster

- WELL-PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- SPACIOUS LOUNGE
- DINING KITCHEN
- VERSATILE DINING ROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124410 - 0002

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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.



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01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



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