



Elizabeth Avenue, Kirk Sandall Doncaster

welcome to

Elizabeth Avenue, Kirk Sandall Doncaster

GUIDE PRICE £240,000-£260,000. This fabulous three bedroom detached bungalow is situated in this popular location close to local amenities and transport links. Benefiting from a spacious lounge, dining room, attractive wrapped around gardens with outdoor garden room/bar and available with no chain!



Entrance Hall

With a side facing upvc exterior door, a front facing double glazed window and loft access.

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring stainless steel gas hob with stainless steel cooker hood above, plumbing for a washing machine and dishwasher, an integrated eye level stainless steel electric oven and microwave and space for a fridge-freezer. There is tiled flooring, complimentary tiling and a side facing double glazed window.

Lounge

15' 7" x 11' 3" (4.75m x 3.43m)

A spacious lounge with a side facing double glazed window, a central heating radiator, a feature TV media wall with feature fireplace and feature downlights to the ceiling. There are double doors giving access to the dining room.

Dining Room

15' 3" x 8' 10" (4.65m x 2.69m)

With rear facing sliding patio doors leading out to the rear garden, feature beams and downlights to the ceiling, a column style central heating radiator, a useful built-in storage cupboard and feature flooring. A door gives access to the inner hallway.

Inner Hall

With access to the loft, bedrooms and bathroom.

Bedroom One

12' 5" x 8' 8" (3.78m x 2.64m)

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

Bedroom Two

10' 3" x 7' 7" (3.12m x 2.31m)

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

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a useful built-in storage cupboard.

Bathroom

A modern luxury suite which is fitted with a low flush WC, a feature wash hand basin with mixer tap, a bath with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Outside

Situated on a generous corner plot. To the front of the property there is an open plan lawned garden with a paved pathway to the front entrance and side access gate to the rear garden. The front garden wraps around to the side where there is access to the garage and workshop. To the rear and side of the property there is a fabulous landscaped lawned garden with various decked patio areas ideal for al fresco dining and entertaining. There are various raised flower beds, pebbled areas with decorative borders and a pergola with seating area. There is a garden shed, an outdoor bar and access to the garden room/bar.

Garden Room / Bar

A versatile entertaining space with double glazed patio doors, light, power and a feature bar. There is access through to the workshop.

Workshop

With a roller shutter door and a door giving access to the garage.

Garage

With an up and over door.



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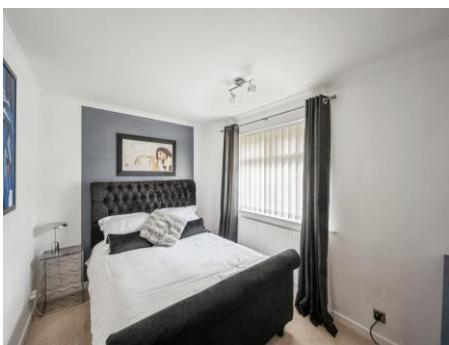
- GUIDE PRICE £240,000-£260,000
- NO ONWARD CHAIN
- RECENTLY INSTALLED WINDOWS
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM WITH PATIO DOORS
- MODERN BATHROOM SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£240,000-£260,000



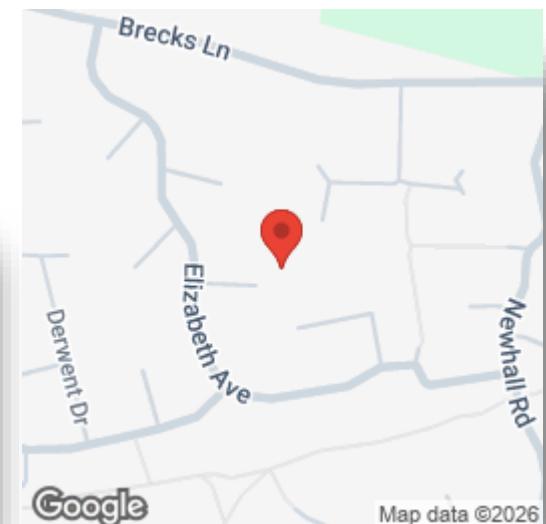
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Property Ref:
DCR123150 - 0004

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Please note the marker reflects the postcode not the actual property

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