



**Askern Road, Toll Bar Doncaster**



**welcome to**

**Askern Road, Toll Bar Doncaster**

GUIDE PRICE £225,000-£250,000. This fabulous spacious extended four bedroom semi-detached family home is situated in this popular location with off road parking and a good sized enclosed rear garden.



### Entrance Hall

With a front facing sealed unit door and oak engineered flooring.

### Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a double shower cubicle with shower. There is partial tiling to the walls, tiled flooring, extractor fan, a heated towel rail and downlights to the ceiling.

### Lounge Dining Room

25' 9" to bay x 11' 4" to recess ( 7.85m to bay x 3.45m to recess )  
With a front facing double glazed bay window, a side facing double glazed window, a feature electric coal effect stove which sits upon a hearth, two central heating radiators and engineered oak flooring. Double doors give access to the dining kitchen.

### Dining Kitchen

16' 6" x 11' 6" ( 5.03m x 3.51m )  
With rear and side facing double glazed windows and a side facing sealed unit door. Fitted with a range of 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 Belling style professional cooker with eight ring gas hob and double oven and grill with extractor above. There is plumbing for a washing machine and dishwasher, space for a dishwasher and American style fridge-freezer, splashback tiling, a breakfast island with storage beneath, a central heating radiator and a wall-mounted boiler. There are double glazed French doors leading through to the garden room.

### Garden Room

10' 10" x 10' 2" ( 3.30m x 3.10m )  
With rear and side facing double glazed windows, tiled flooring with underfloor heating and French doors which give access to the rear garden.

### First Floor Landing

With a central heating radiator, downlights to the ceiling, built-in storage cupboards and access to the loft with ladder.

### Bedroom One

11' 10" x 13' 9" max to bay ( 3.61m x 4.19m max to bay )  
With a front facing double glazed window and laminate flooring.

### Bedroom Two

11' 8" x 12' 6" ( 3.56m x 3.81m )  
With a side facing double glazed window, a central heating radiator, laminate flooring and coving to the ceiling.

### Bedroom Three

10' 6" to recess x 9' 8" ( 3.20m to recess x 2.95m )  
With a rear facing double glazed window, a central heating radiator and laminate flooring.

### Bedroom Four

7' 9" x 5' 11" ( 2.36m x 1.80m )  
With a front facing double glazed window and a central heating radiator.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a double ended bath with mixer tap and shower over. There is tiling to the walls and floor, downlights to the ceiling and a heated towel rail.

### Outside

To the front of the property there is a block paved driveway providing off road parking. To the rear of the property there is a well-presented good sized enclosed lawned garden with shrubs and plants to the borders, paved patio area, block paved patio area, outside tap and rear workshop.



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## Askern Road, Toll Bar Doncaster

- GUIDE PRICE £225,000-£250,000
- SPACIOUS WELL-PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE DINING ROOM
- DINING KITCHEN
- GARDEN ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£225,000-£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124651 - 0002

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