

**Elm Drive, Finningley Doncaster** 

# welcome to

# **Elm Drive, Finningley Doncaster**

This extended five bedroom detached family home has stylish interior decor throughout and benefits from a superb range of family living space with a 34 FT dining kitchen, a rear aspect lounge, a ground floor study, WC and two en-suite bedrooms.













#### **Entrance Hall**

With a side facing door, stairs rising to the first floor landing, a central heating radiator and access to the lounge, ground floor WC and dining kitchen.

#### **Ground Floor W.C.**

Fitted with a low flush WC, a hand wash basin with mixer tap, complimentary tiling and a central heating radiator.

## **Living Room**

21' 1" x 11' 9" ( 6.43m x 3.58m )

With a two front facing double glazed bay windows, a TV media feature wall, two central heating radiators, a gas feature fireplace as the focal point of the room and stylish interior decor throughout.

## **Dining Kitchen**

34' 4" x 9' (10.46m x 2.74m)

This superb open plan kitchen boasts an extensive range of high gloss wall and base offering both style and practicality. It features a sink and drainer with a mixer tap, a five ring gas hob with splashback and a cooker hood above and a range of integrated appliances including a dishwasher, washing machine, fridge, freezer and a double eye level electric oven and grill. There are under-counter spotlights, a porcelain look flooring, ceiling spotlights, area for a dining table and chairs, a central heating radiator, a rear facing double glazed window, a side facing door and three additional side facing double-glazed windows.

# **Rear Lounge**

26' 2" x 11' 8" ( 7.98m x 3.56m )

With a central heating radiator, an electric feature fireplace positioned in the corner of the room providing a focal feature, rear facing French doors and access through to the ground floor study.

### Study / Dining Room

13' 11" x 8' 8" ( 4.24m x 2.64m )

With a rear facing double glazed window and a central heating radiator conveniently providing space for a home office, play room or guest room.

#### First Floor Landing

With ample access to the five bedrooms, two ensuites and family bathrooms.

#### **Bedroom One**

18' 7" x 14' 11" ( 5.66m x 4.55m )

With a rear facing double glazed window providing a breathtaking view of the rear garden and field views beyond. There is a central heating radiator, fitted mirrored wardrobes, spotlights to the ceiling and access to the en-suite.

#### **En-Suite Bathroom**

Fitted with a low flush WC, a hand wash basin with mixer tap and a panelled bath with screen and a shower over. There is wall to floor tiling, a heated towel rail and a rear facing obscure double glazed window.

#### **Bedroom Two**

12' x 10' 5" ( 3.66m x 3.17m )

With a side facing double gazed window, a central heating radiator and access to the en-suite shower room.

#### **En-Suite Shower Room**

Fitted with a low flush WC, a hand wash basin and a shower cubicle with shower. There is a side facing obscure double glazed window and a heated towel rail.

#### **Bedroom Three**

12' x 11' 11" ( 3.66m x 3.63m )

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

#### **Bedroom Four**

8' 10" x 8' (2.69m x 2.44m)

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

### **Bedroom Five**

9' 1" x 7' max ( 2.77m x 2.13m max )

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

# **Family Bathroom**

Fitted with a a low flush WC, hand wash basin set into a modern vanity unit, a sleek P-shaped bath and a rainfall effect shower. There is a heated towel rail and a side facing obscure double glazed window.

#### Outside

To the front of the property there is a spacious driveway offering ample off road parking with convenient electric point, bordered by a lawn with mature shrubs and plants. The rear features a generous decked area, lawn, flower beds and established hedges for privacy. A gazebo covering decking with steps leading to an elevated lawn complete with scenic views over fields beyond.

#### **Double Garage**

16' 1" x 13' 7" ( 4.90m x 4.14m )





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- EXTENDED FIVE BEDROOM DETACHED FAMILY HOME
- TWO EN-SUITE SHOWER ROOMS AND FAMILY BATHROOM
- GROUND FLOOR WC
- REAR ASPECT FAMILY ROOM / LOUNGE
- FABULOUS DECOR THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £595,000







Finningley C Of E Propary School

Ballette

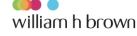
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Please note the marker reflects the postcode not the actual property

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01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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