



Grangefield Avenue, Cantley Doncaster

welcome to

Grangefield Avenue, Cantley Doncaster

GUIDE PRICE £210,000-£220,000. Situated on this popular development in Cantley close to local amenities and transport links is this spacious fabulous four bedroom end-townhouse. This family home offers private gardens, off road parking and a garage.



Entrance Hall

With a front facing double glazed door with glass inserts, a central heating radiator, slate effect laminate flooring and stairs which rise to the first floor landing.

Downstairs W.C.

With a front facing double glazed window. Fitted with a WC, a wash hand basin with splashback tiling and a central heating radiator.

Living Dining Kitchen

15' 5" x 14' 2" (4.70m x 4.32m)

Fitted with a modern range of wall and base units with coordinating work Quartz work surfaces housing the inset sink with hot water tap. The kitchen has an induction hob with extractor above, plumbing and housing for a washer dryer and space for a fridge-freezer. There is a focal island with breakfast bar and storage beneath, a useful understairs storage cupboard, modern floor covering and downlights to the ceiling. There are rear and side facing double glazed windows and French doors leading to the rear garden.

Dining Room

11' 5" x 8' 7" (3.48m x 2.62m)

A good sized dining room with a front facing double glazed window and central heating radiator. This is a versatile room which could be used as a family room if required.

First Floor Landing Lounge

15' 5" x 13' 6" (4.70m x 4.11m)

With a front facing double glazed window and French doors with Juliet balcony, two central heating radiators and a TV point.

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m)

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

Bedroom Four

6' 8" x 6' 5" (2.03m x 1.96m)

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

Second Floor Landing Bedroom One

15' 6" x 9' 3" (4.72m x 2.82m)

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

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is a heated towel rail and tiling to the walls and floor.

Bedroom Two

15' 6" x 8' 2" (4.72m x 2.49m)

With two front facing double glazed windows, a central heating radiator and a cupboard housing the gas central heating boiler.

Bathroom

A modern suite which is fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap. 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 an open plan lawned garden whilst to the rear of the property there is a good sized enclosed lawned garden which wraps around to the side with a paved patio area ideal for outdoor entertaining.

Garage



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- GUIDE PRICE £210,000-£220,000
- SOUGHT AFTER LOCATION
- SPACIOUS FOUR BEDROOM END-TOWNHOUSE
- ATTRACTIVE LOUNGE WITH JULIET BALCONY
- MODERN OPEN PLAN LIVING DINING KITCHEN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£210,000-£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124958 - 0002

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