



**Imperial Crescent, Town Moor Doncaster**



**welcome to**

## **Imperial Crescent, Town Moor Doncaster**

This fabulous five bedroom three storey traditional style semi-detached family home is situated in this sought after location close to Town Fields, the Race Course and a host of local amenities. The property has a wealth of charm and character with many contemporary features throughout.



### Entrance Hall

With mosaic tiled flooring, a central heating radiator, coving to the ceiling, stairs which rise to the first floor and a door which gives access to the cellar.

### Lounge

13' 1" x 12' 9" ( 3.99m x 3.89m )

A beautifully presented lounge with a front facing double glazed bay window, a central heating radiator, picture rail, wooden flooring, coving to the ceiling and a feature fireplace with open fire.

### Dining Room

14' 1" x 10' 10" ( 4.29m x 3.30m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, picture rail, wooden flooring and a feature fireplace.

### Breakfast Kitchen

19' 9" x 11' 1" ( 6.02m x 3.38m )

A stunning recently installed kitchen which is fitted with a range of wall and base units with coordinating quartz work surfaces housing the Belfast sink with mixer tap. The kitchen has a Range style cooker with cooker hood above, housing for an American style fridge-freezer, an integrated dishwasher and plumbing for a washing machine. There is a breakfast bar with feature pendant lighting, herringbone flooring, coving to the ceiling, a feature exposed brick fireplace, rear and side facing double glazed windows and a rear facing door leading out to the rear garden.

### First Floor Landing

With two central heating radiators, access to the loft, useful built-in storage and stairs which rise to the second floor landing.

### Bedroom One

16' 9" x 13' 1" ( 5.11m x 3.99m )

With two front facing double glazed windows, a central heating radiator, coving to the ceiling and picture rail.

### Bedroom Two

14' 1" x 10' 10" ( 4.29m x 3.30m )

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

### Bedroom Four

11' 11" x 10' ( 3.63m x 3.05m )

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

### Bathroom

Fitted with a high flush WC, a wash hand basin, a freestanding claw foot bath with mixer tap and shower attachment and a corner shower cubicle with shower. There is tiled flooring, downlights to the ceiling, panelled walls, picture rail and two side facing obscure double glazed windows.

### Second Floor Landing

#### Bedroom Three

16' 9" x 8' 6" ( 5.11m x 2.59m )

With front and side facing double glazed windows, a central heating radiator and wooden flooring.

#### Bedroom Five

10' 10" x 9' 10" ( 3.30m x 3.00m )

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

### Shower Room

Fitted with a low flush WC, a wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is splashback tiling and tiled flooring.

### Outside

To the front of the property there is a paved garden with a variety of mature shrubs, plants and trees whilst to the rear of the property there is an enclosed low maintenance rear garden with paved patio, a variety of trees and plants and access to the outdoor WC and rear service lane.



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## Imperial Crescent, Town Moor Doncaster

- BAY FRONTED LOUNGE WITH FEATURE FIREPLACE
- SEPARATE SPACIOUS DINING ROOM
- STUNNING RECENTLY INSTALLED BREAKFAST KITCHEN WITH CHARMING FEATURES
- THREE BEDROOMS AND BATHROOM TO FIRST FLOOR
- TWO FURTHER BEDROOMS AND SHOWER ROOM TO SECOND FLOOR

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125105 - 0007

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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.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**