



**Ferndale View, Cusworth Doncaster**



**welcome to**

**Ferndale View, Cusworth Doncaster**

Situated in this sought after village is this three bedroom detached family home benefits from an open plan kitchen family room, a dual aspect lounge diner and is well-presented throughout. The property has a landscaped rear garden, driveway and garage.



### **Entrance Hall**

With a front facing exterior door and stairs which rise to the first floor landing.

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

Fitted with a low flush WC, a wash hand basin with mixer tap, a central heating radiator and a front facing obscure double glazed window.

### **Kitchen Family Room**

A dual aspect room with a front and rear facing double glazed windows and a rear facing door providing access to the rear garden. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the twin ceramic sink and drainer with mixer tap. The kitchen has a five ring gas hob with lit cooker hood above, an electric oven and grill, plumbing for a washing machine, a built-in dishwasher and space for a fridge and freezer. There is a breakfast bar island, complimentary splashback tiling, a wall mounted boiler, a useful understairs storage cupboard, TV point, a central heating radiator, downlights to the ceiling and area for a dining table and chairs.

### **Lounge Diner**

A dual aspect lounge with a front facing double glazed window and rear facing French doors leading out to the rear garden. There is laminate flooring, decorative wall lights, coving to the ceiling and area for a dining table and chairs

### **First Floor Landing**

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

### **Bedroom One**

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

### **Bedroom Two**

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

flooring.

### **Bedroom Three**

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

### **Bathroom**

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

### **Outside**

To the front of the property there is a stylish low maintenance gravel front garden with decorative tree, wrought iron fencing and stepping stones to the front entrance porch. There is a block paved driveway to the side providing off road parking which in-turn leads to the garage. To the rear of the property there is an artificial lawned garden with patio area, garden shed and further patio to the rear of the garage.

### **Garage**

With an up and over door and a side facing double glazed window.



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## Ferndale View, Cusworth Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- DUAL ASPECT DINING KITCHEN FAMILY ROOM
- GROUND FLOOR WC
- LANDSCAPED ARTIFICIAL LAWNED GARDEN
- DRIVEWAY AND GARAGE PROVIDING AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£310,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125507 - 0003

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