



Insall Way, Auckley Doncaster



william
h brown

The logo for William H Brown features a horizontal row of four colored circles (green, orange, red, and blue) above the company name "william h brown" in a black, sans-serif font.

welcome to

Insall Way,Auckley Doncaster

A spacious three bedroom detached home situated on this sought after development benefiting from an open plan kitchen, utility room, ground floor WC and master bedroom with en-suite. Ideal for growing or extended families.



Entrance Hall

With a front facing composite door and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, extractor fan and a central heating radiator.

Lounge

17' 9" x 10' 6" (5.41m x 3.20m)

With front and side facing double glazed windows and two central heating radiators.

Kitchen Diner

17' 9" x 9' 5" max (5.41m x 2.87m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an integrated fridge-freezer, gas hob with extractor fan above and an electric oven. There are two central heating radiators, front and side facing double glazed windows, tiled flooring and space for a dining table and chairs. The kitchen diner is open to the conservatory and a door gives access to the utility room.

Utility Room

5' 8" x 5' 5" max (1.73m x 1.65m max)

With work surfaces beneath which is space for white goods. A side facing composite door gives access to the driveway.

Conservatory

12' 1" x 8' 9" (3.68m x 2.67m)

With rear and side facing double glazed windows and rear facing French doors which lead out to the garden. There is an electric radiator, tiled flooring and downlights.

First Floor Landing

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

Bedroom One

13' 3" x 12' 2" max (4.04m x 3.71m max)

With a front facing double glazed window, a central heating radiator, built-in wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a front facing obscure double glazed window, a heated towel rail, partial tiling to the walls, tiled flooring and downlights.

Bedroom Two

10' 10" x 9' 8" max (3.30m x 2.95m max)

With a front facing double glazed window, a central heating radiator and a built-in storage cupboard housing the bulk head for the stairs.

Bedroom Three

8' 10" x 7' 4" max (2.69m x 2.24m max)

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

Bathroom

With a side facing obscure double glazed window.

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap. There is partial tiling to the walls, tiled flooring, downlights and a heated towel rail.

Outside

Situated on a corner plot to the front of the property there is a pathway to the front entrance with shrubs. To the side of the property there is an enclosed lawned garden with patio areas, a pathway and various shrubs, plants and trees. To the rear of the property there is a driveway providing off road parking which leads to the detached garage.

Garage

16' 10" x 8' 11" (5.13m x 2.72m)



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welcome to

Insall Way, Auckley Doncaster

- SPACIOUS THREE BEDROOM DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- DRIVEWAY AND GARAGE
- CONSERVATORY
- BEAUTIFULLY LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000



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Property Ref:
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