

# Moat House Way, Conisbrough Doncaster DN12 3GF



## welcome to

## Moat House Way, Conisbrough Doncaster

STEP INTO STYLE! Located in a highly sought after area - this absolutely stunning 4 bedroom detached offers modern & contemporary living throughout. Featuring a conservatory, a stylish en-suite, drive, garage & a versatile summer house in the beautiful rear garden. Perfect family home - CALL NOW!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Ground Floor:**

**Entrance Hallway** 

#### Lounge

13' 4" x 14' 10" into bay window ( 4.06m x 4.52m into bay window )

**Dining Room** 7' 11" x 9' 1" ( 2.41m x 2.77m )

**Conservatory** 9' 6" x 9' 4" ( 2.90m x 2.84m )

**Kitchen** 9' x 11' 8" ( 2.74m x 3.56m )

**Utility Room** 5' 1" x 5' 2" ( 1.55m x 1.57m )

**Downstairs W.C** 

**1st Floor:** 

Landing

**Bedroom One** 10' x 9' 5" ( 3.05m x 2.87m )

#### **En-Suite**

**Bedroom Two** 11' 3" x 10' (3.43m x 3.05m)

## Bedroom Three

12' 8" into recess x 7' 11" ( 3.86m into recess x 2.41m )

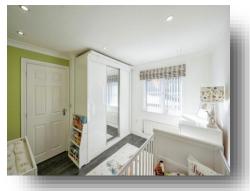
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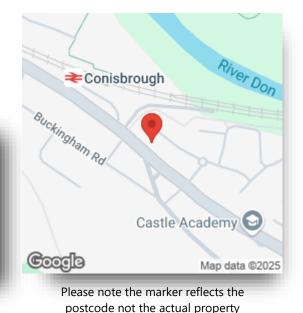
- Four bedroom detached family home. EPC C. Council Tax C
- Highly sought after residential estate in the desirable location of Conisbrough
- Absolutely stunning throughout stylish & tastefully decorated with modern interiors
- Stunning kitchen with appliances & utility. Lounge, dining area & conservatory
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

# £270,000







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Property Ref: MXB117943 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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