



Charnwood Drive, Doncaster, DN4 9BY

£199,995

PRICED TO SELL NOW!!! Much improved & extended house set within an impressive plot. Modern kitchen & utility, 3 reception rooms, 3 well proportioned bedrooms plus contemporary 4 piece bathroom & WC. **MUST BE VIEWED!!!**



19 Charnwood Drive, Balby, Doncaster, DN4 9BY

We are delighted to offer for sale this improved and extended semi detached house located within an impressive plot in this popular location with access to amenities and transport links.

As you would expect the property benefits from gas central heating with Worcester boiler and PVCu double glazing. There is a modern kitchen with appliances and utility room plus modern 4 piece bathroom and WC. Items of note include walk in bay windows to lounge and bedroom 1, electric fire and surround to the lounge, French doors to the rear, fitted wardrobes to bedrooms 1 & 2 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with carpets and blinds included as fitted.

To the ground floor is an entrance hall, lounge, further reception room, dining room, kitchen, utility and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing. There is a part boarded loft with light and ladder access.

The property is located within an impressive plot having well presented gardens with patio, planting, lawns plus external tap, power and lighting front and rear. There is a shed. There is driveway parking to the front and side of the property leading to a garage with power and light plus remote controlled door.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With Amtico flooring. Access to store. Composite front door

Lounge 20'8"(max) x 13'1"(max) (6.30m(max) x 4.01m(max))

Having a walk in bay window plus electric fire and surround plus carpets.

Further Reception Room 9'10" x 6'7" (3.02m x 2.01m)

Vinyl flooring and dulux windows with blinds. Composite French doors leading to the rear garden.

Dining Room 12'0"(max) x 9'8"(max) (3.67m(max) x 2.97m(max))

With Amtico flooring and blinds.

Kitchen 9'11" x 8'7" (3.03m x 2.63m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With double oven, hob, hood, fridge and dishwasher plus 1.5 sink and mixer tap. Amtico flooring.

Utility 5'6" x 4'9" (1.69m x 1.47m)

Having modern units and laminate worktops and tiling plus Amtico flooring.

WC 4'8"(max) x 4'5"(max) (1.43m(max) x 1.36m(max))

having modern white sanitary ware with tiling, Amtico flooring and blind.

FIRST FLOOR

Landing

With carpets.

Bedroom 1 12'4"(max) x 10'10"(max) (3.78m(max) x 3.32m(max))

Having a walk in bay window plus fitted wardrobes, TV point, carpets and blinds.

Bedroom 2 12'3"(max) x 8'10"(max) (3.74m(max) x 2.71m(max))

With fitted wardrobes, TV point plus carpets and black out blind.

Bedroom 3 9'5"(max) x 6'7"(max) (2.89m(max) x 2.01m(max))

With carpets and blinds. Access to airing cupboard.

Bathroom 9'7" x 5'4" (2.93m x 1.65m)

Having a modern 4 piece suite with separate shower and bath with tiling, wall boards, feature radiator, recessed spot lights, vinyl flooring and blind.

EXTERNAL

The property is located within an impressive plot having well presented gardens with patio, planting, lawns plus external tap, power and lighting front and rear. There is a shed. There is driveway parking to the front and side of the property leading to a garage with power and light plus remote controlled door.





