



25 Gosford Road, Doncaster, DN2 4FH  
£349,995

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated on the outskirts of Doncaster. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and en-suite shower room.

The living accommodation briefly comprises of; lounge, open plan diner/kitchen/snug and WC/cloaks to the ground floor. To the first floor, 4 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £175pa

Council tax band - D

### GROUND FLOOR

#### Lounge 12'6" x 14'9" (3.82m x 4.50m)

Karndean flooring with media wall, electric fire, curtains and blind

#### Kitchen area 9'3" x 17'3" (2.83m x 5.28m)

Karndean flooring with open plan aspect leading through to the dining area and blind. A range of fitted kitchen units, Quartz worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer, dishwasher and hot tap

#### Dining area 9'4" x 10'11" (2.86m x 3.33m)

Karndean flooring with bi-folding patio doors leading to the rear garden and open aspect leading through to the snug

#### Snug 9'7" x 12'3" (2.94m x 3.74m)

Karndean flooring with log burner, curtains and blind

#### WC/cloaks

Karndean flooring with 2 piece bathroom suite in white and plumbing for washing machine

### FIRST FLOOR

#### Bedroom 13'1" x 12'6" (4.01m x 3.83m)

Carpet flooring with window to the front elevation, walk in wardrobes, curtains and blind

#### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

#### Bedroom 11'1" x 10'11" (3.40m x 3.33m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

#### Bedroom 11'10" x 10'4" (3.63m x 3.15m)

Carpet flooring with window to the rear elevation, fitted wardrobes, curtains and blind

#### Bedroom 9'6" x 9'5" (2.90m x 2.88m)

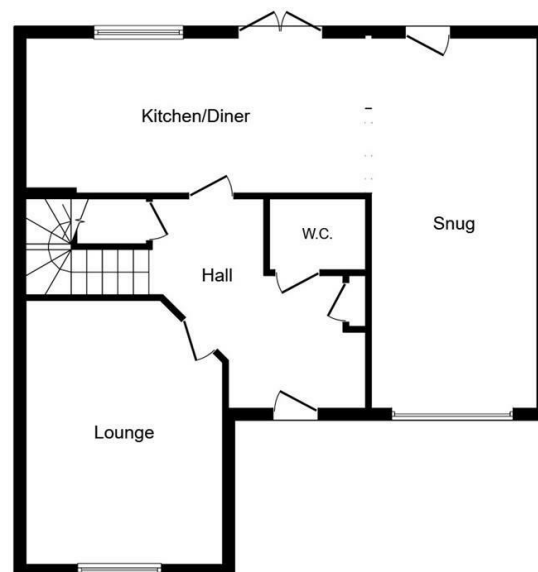
Carpet flooring with window to the rear elevation, curtains and blind

#### Bathroom

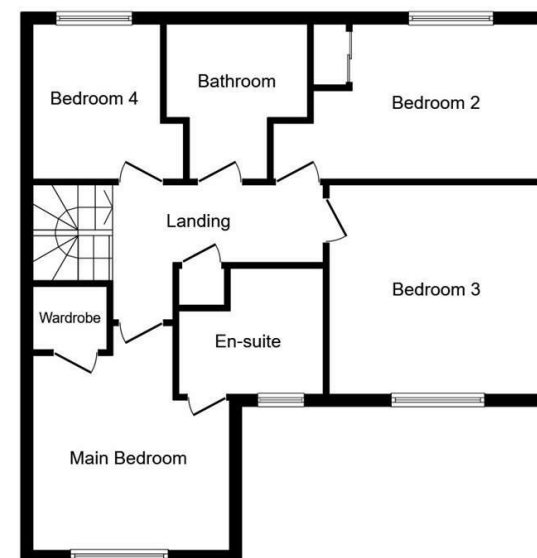
Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

#### EXTERNAL

Beautifully presented and landscaped rear garden, benefiting from a South-westerly facing aspect, artificial lawn and patio area. Driveway to the front of the property, capable of accommodating 2 large vehicles.



Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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