

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



BROOKLYN MARCH GATE
CONISBROUGH
DN12 2EG

OFFERS AROUND £425,000

- Spacious Detached Bungalow
- G.C.H & Upvc D.G
- Fully Fitted Kitchen
- Annex
- Council Tax Band D.
- Four Bedrooms
- Lounge
- Conservatory
- Generous Gardens
- E.P.C. Rating

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Upvc door with matching glazed side panel leads to:

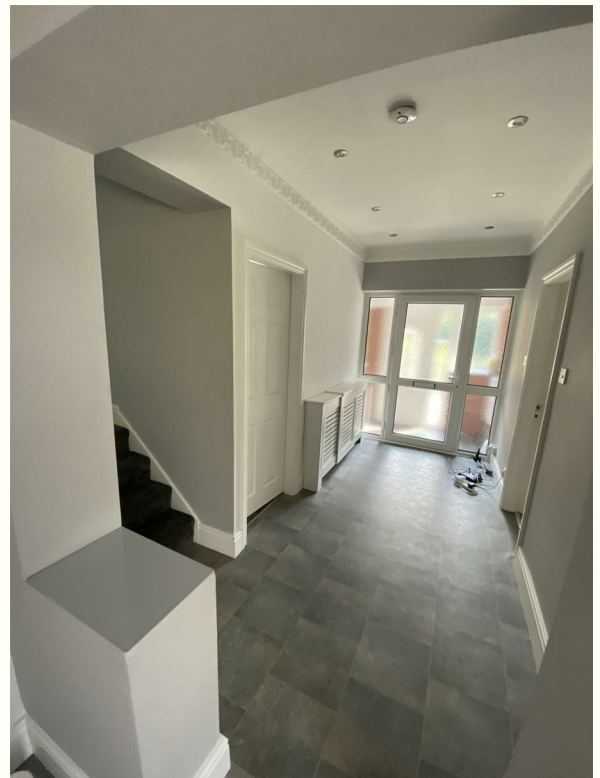
Entrance porch:

Window allowing natural light. Upvc door with matching glazed side panels leading to:



Entrance hallway:

Single panelled central heating radiator. One single power point. Telephone point. Internet point. Ceiling down-lighters. Decorative ornate ceiling coving. Smoke alarm. Wall mounted boiler which serves both the central heating system and the domestic hot water supply.



Entrance hallway:



Rear porch::

Brick-built dwarf wall with Upvc windows. Two double power points. Plumbed for automatic washing machine. Upvc door leading to the rear garden.

Kitchen:

18'0" x 10'11" (5.49m x 3.33m)

Fitted with a range of medium oak wall and base units with stainless steel pillar handles. Concealed lighting. Granite 1.1/2 bowl sink unit with extending mixer tap. Unit housing the stainless steel electric double oven. Stainless steel five ring wok burner gas hob inset into marble effect work surfaces. Stainless steel and glass canopy extractor fan above with light. Integrated microwave. Integrated dishwasher. Centre island incorporating wine cooler. Ceiling down-lighters. Three double power points. One single power point. Cooker point. T.V aerial point. Loft hatch. Laminate flooring. Bi-folding doors leading to:



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Conservatory:

Brick-built dwarf wall and Upvc double glazed windows. Single panelled central heating radiator. Two double power points. T.V aerial point. Ceiling fan/light. Upvc French doors.



Conservatory:



Lounge:

18'1" x 12'9" (5.51m x 3.89m)

Double panelled central heating radiator. Two double power points. Two single power points. Decorative ornate ceiling coving. Wall lights. Upvc French doors with matching glazed side panels leading to the rear garden.



Lounge;



Bathroom:

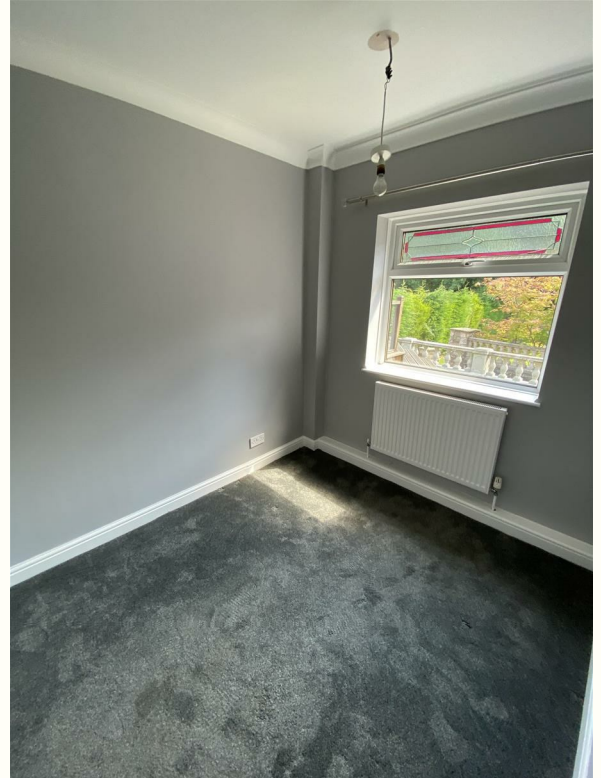
Fitted with a white panelled bath with waterfall mixer tap, vanity wash-hand basin with waterfall mixer tap and concealed cistern low flush W.C. Ceiling down-lighters. Complimentary tiling. Ceramic tiled floor.



Bedroom no.4/office front:

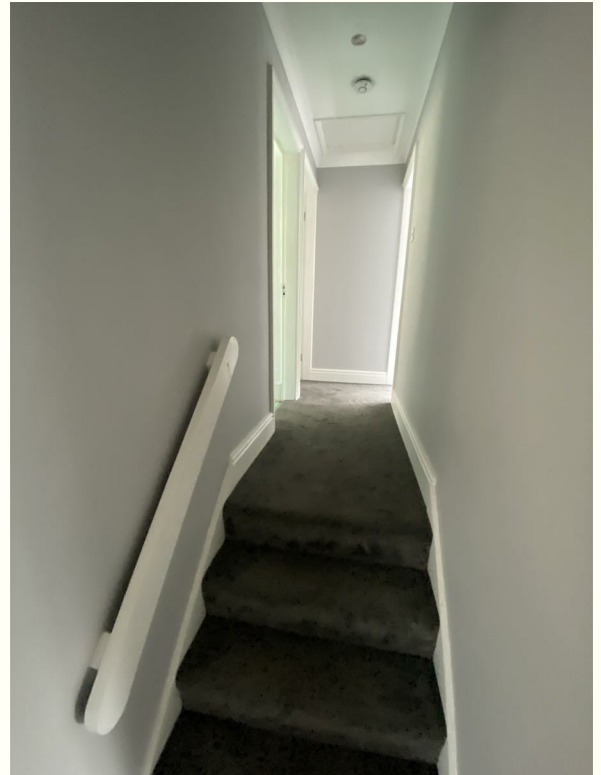
8'8" x 7'6" (2.64m x 2.29m)

Single panelled central heating radiator. Two double power points. Ceiling coving.



Landing:

Ceiling coving. Ceiling down-lighters. Smoke alarm. Loft hatch with light.



Master bedroom rear:

12'2" x 11'4" (3.71m x 3.45m)

Single panelled central heating radiator. One double power point. Two single power points. T.V aerial point. Ceiling coving. Ceiling down-lighters.



Master Bedroom:

En-suite:

Double shower compartment housing the Triton electric shower. Vanity wash-hand basin with mixer tap and concealed cistern low flush W.C. Modern chrome ladder style radiator/towel rail. Extractor fan. Ceiling down-lighters. Loft hatch. Complimentary tiling.



Bedroom no.2 front double:

12'2" x 10'8" (3.71m x 3.25m)

Single panelled central heating radiator. One double power point. Two single power points. T.V aerial point. Ceiling coving. Ceiling down-lighters.



Bedroom no 2:

En-suite:

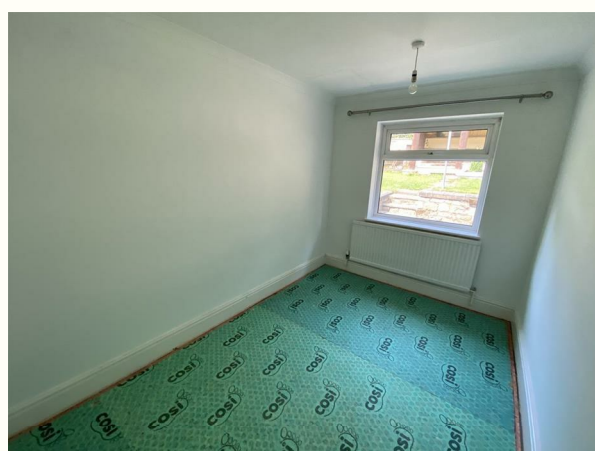
Fitted with a twin-hand grip bath, pedestal wash-hand basin and low flush W.C. Triton electric shower over bath. Single panelled central heating radiator.



Bedroom no.3 rear double:

11'3" x 7'6" (3.43m x 2.29m)

Single panelled central heating radiator. Two single power points. Ceiling coving.



Bedroom no 3:

Exterior:

Double timber gates to the front of the property lead to a pebbled driveway which gives ample off-street parking and leads to the double garage with electric roller shutter door, Upvc side courtesy door, power and light. Wall mounted combination boiler which serves both the central heating system and the domestic hot water supply with annex above. The front of the property benefits from a raised decked area and extensive lawned area with ornate pond. A summer house is also situated in the front garden. A wrought iron pedestrian gate adjacent to the side of the property gives access to the private and enclosed rear garden which has a block paved patio area with steps that lead to a raise tier which leads to a generous lawned area. There is also a sheltered outside eating and cooking area which has power and light. Two timber garden sheds.



Exterior:

Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Annex:

Accessed via a wrought iron staircase to the side of the garage:



Entrance:

Upvc French doors leading to:

Lounge:

18'1" x 10'8" (5.51m x 3.25m)

Two single panelled central heating radiators. Two double power points. Smoke alarm. Velux timber window. Laminate flooring.



Kitchen:

fitted with wall and base units. Circular acrylic sink unit with mixer tap. Plumbed for automatic washing machine. Complimentary tiling.



Shower room:

Separate shower compartment with sliding glazed door houses the Mira electric shower. Cloak room wash-hand basin with mixer tap and push button low flush W.C. Extractor fan. Modern chrome ladder style towel radiator. Tiled sheeting. Solid wood flooring.



Bedroom:

10'9"max x 8'9" (3.28mmax x 2.67m)

Single panelled central heating radiator. Two double power points. Timber velux window. Solid wood flooring.



Annex veranda:**Annex veranda:****Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water meter and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band D.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the

regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	90	94
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	