



1 Acer Croft, Armthorpe, Doncaster, DN3 3UF

Offers In The Region Of £425,000

A rare opportunity has arisen to purchase a property of such size and quality, situated within this sought after location. Ideally suiting the family purchaser, the six bedroom, double en suite property would lend itself to assisted living, with the opportunity of an annexe with lounge, bedroom and en suite facility. With orangery to the rear, double driveway, garage and attractive enclosed gardens an early viewing is essential to fully appreciate.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Entrance Hallway

With a side facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 10'7" x 22'4" (3.25 x 6.83)

With a front facing upvc entrance door, central heating radiator and solid wood floor covering giving access to the possible annexe area.

Annexe Lounge 11'0" x 16'1" (3.37 x 4.91)

With a front facing upvc window and central heating radiator, with a continuation of the solid wood floor covering.

Annexe Bedroom 13'10" x 11'1" (4.24 x 3.38)

With a rear facing upvc window and access to the en suite facility.

En Suite

With a three piece suite comprising of a shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Dining Kitchen 18'11" x 8'5" (5.78 x 2.59)

This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas hob with oven below and extractor above. There is a rear facing window over looking the well appointed garden, central heating radiator and access to the orangery.

Orangery 13'1" x 9'3" (3.99 x 2.84)

Built upon a brick base with upvc glazing to include a side facing entrance doors and enjoying views over the rear garden.

Downstairs WC

Hosting a suite comprising of a pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Principal Bedroom 9'2" x 11'5" (2.81 x 3.48)

With rear facing upvc window, central heating radiator, comprehensive fitted wardrobe and access to the en suite.

En Suite

With a three piece suite comprising of a shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 13'10" x 10'11" (4.22 x 3.34)

With a front facing upvc window and central heating radiator.

Bedroom Three 11'3" x 11'1" (3.44 x 3.40)

With a front and side facing upvc window and central heating radiator.

Bedroom Four 10'11" x 8'9" (3.33 x 2.68)

Another dual aspect room with upvc glazing and central heating radiator.

Bedroom Five 7'11" x 9'3" (2.42 x 2.84)

With a front facing upvc window and central heating radiator.

Bathroom

Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage secured by an up and over garage door, with power and lighting and integral entrance door. There is space and plumbing for an automatic washing machine and hosting the central heating boiler.

Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

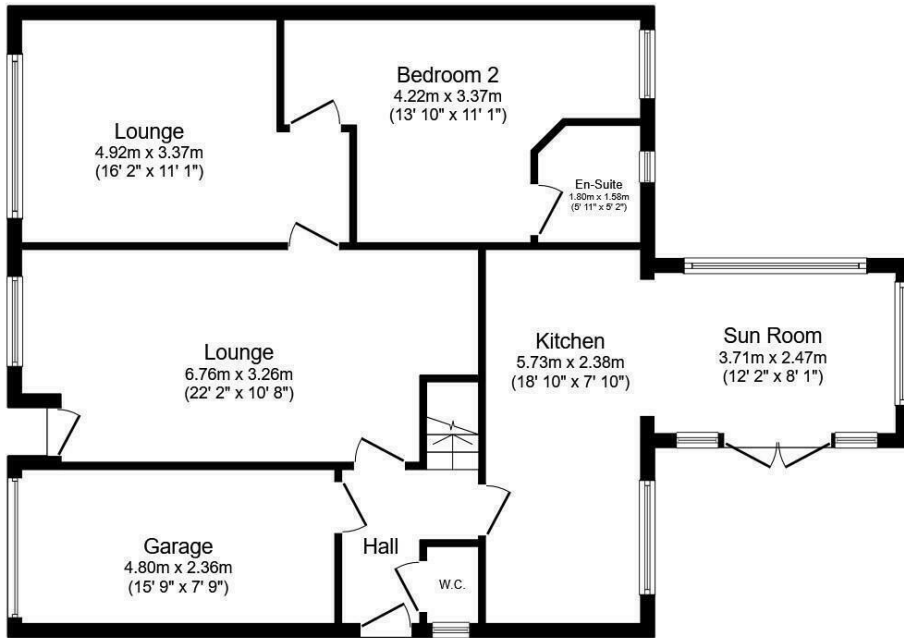
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

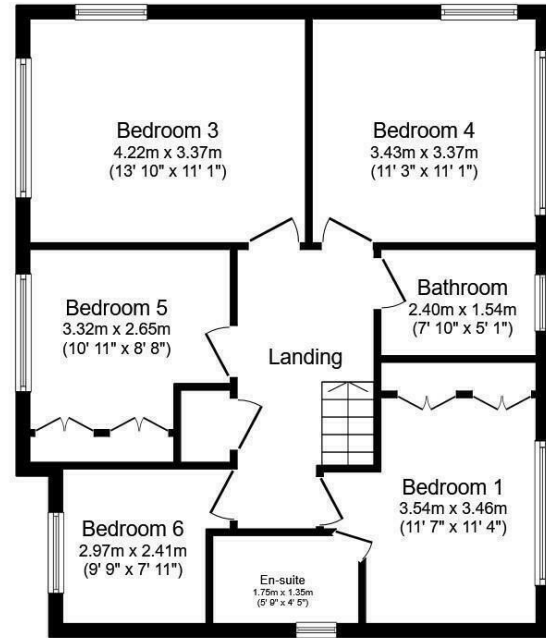
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

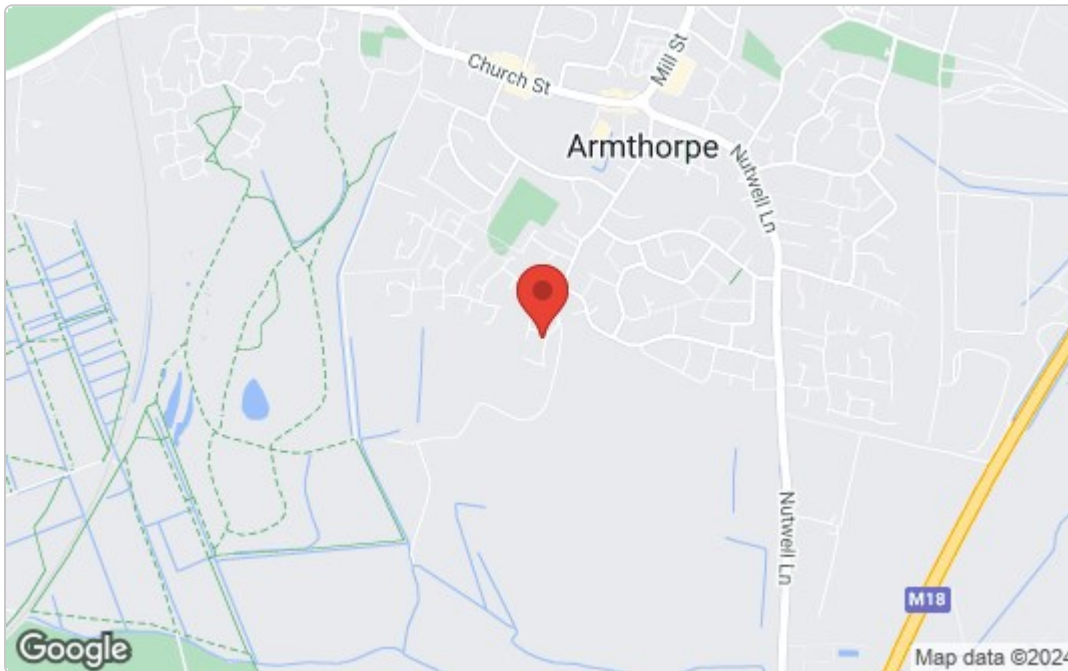


Ground Floor

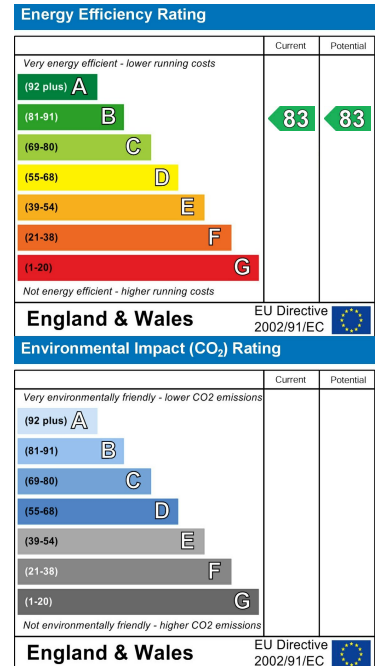


First Floor

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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