



33 Ingleborough Drive, Doncaster, DN5 7AA

Offers In Excess Of £220,000

Situated within this ever popular location, ideally positioned for local schooling is this extended four bedroom family property. With double storey rear extension, the property offers flexible living accommodation with two separate reception rooms along with the dining kitchen. With en suite to master bedroom, there are four good sized bedrooms along with family bathroom. An early viewing essential to fully appreciate the accommodation on offer.

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 Porchway

With a front facing entrance door accessing the hallway

Reception Hallway

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

Lounge 11'10" x 11'7" (3.61 x 3.54)



With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace

Dining Kitchen 14'10" x 11'2" (4.54 x 3.41)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas cooker point. There is space and plumbing for an automatic washing machine and upvc french doors entering the rear snug area. There is ample room for a dining table with breakfast bar as well.

Snug 13'7" x 9'0" (4.16 x 2.76)



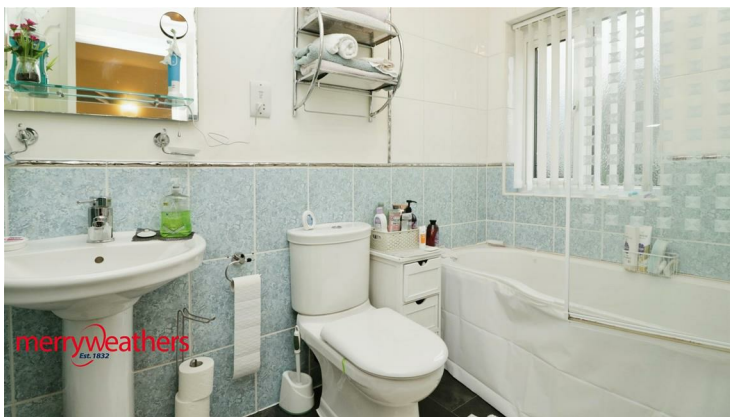
With rear facing upvc french doors entering the enclosed garden and side facing entrance door, with wall mounted electric fire.

Master Bedroom 13'0" x 8'8" (3.98 x 2.65)



With dressing area enjoying a comprehensive range of fitted wardrobes, there is a rear facing upvc window, central heating radiator and access to the en suite facility.

En Suite



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

Bedroom Two 12'10" x 9'8" (3.93 x 2.95)



With play area / office space within, hosting two front facing upvc windows and central heating radiator.

Bedroom Three 11'7" x 8'10" (3.55 x 2.71)



Originally the master bedroom, hosting a front facing upvc bay window and central heating radiator.

Bedroom Four 10'11" x 6'6" (3.33 x 1.99)



With a rear facing upvc window, central heating radiator and fitted wardrobes.

Bathroom



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

Garage

Single detached garage secured by up and over door.

External

To the front of the property is a driveway providing parking for a number of vehicles. To the rear is a low maintenance garden, providing seating areas with paved and pebbled areas. There are also two useful sheds providing additional storage

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi 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

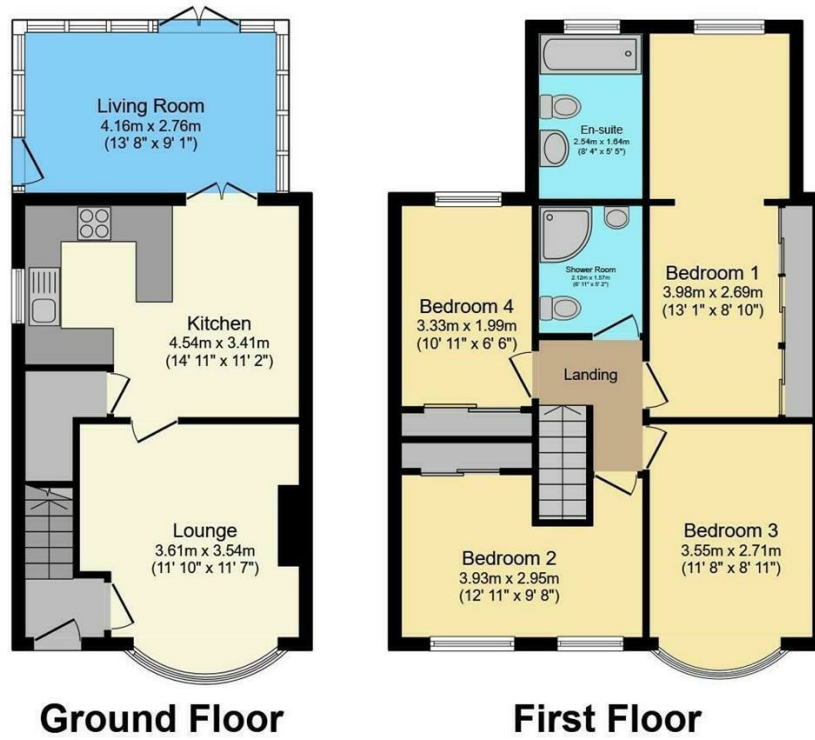
Coal mining area South Yorkshire is a mining area

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

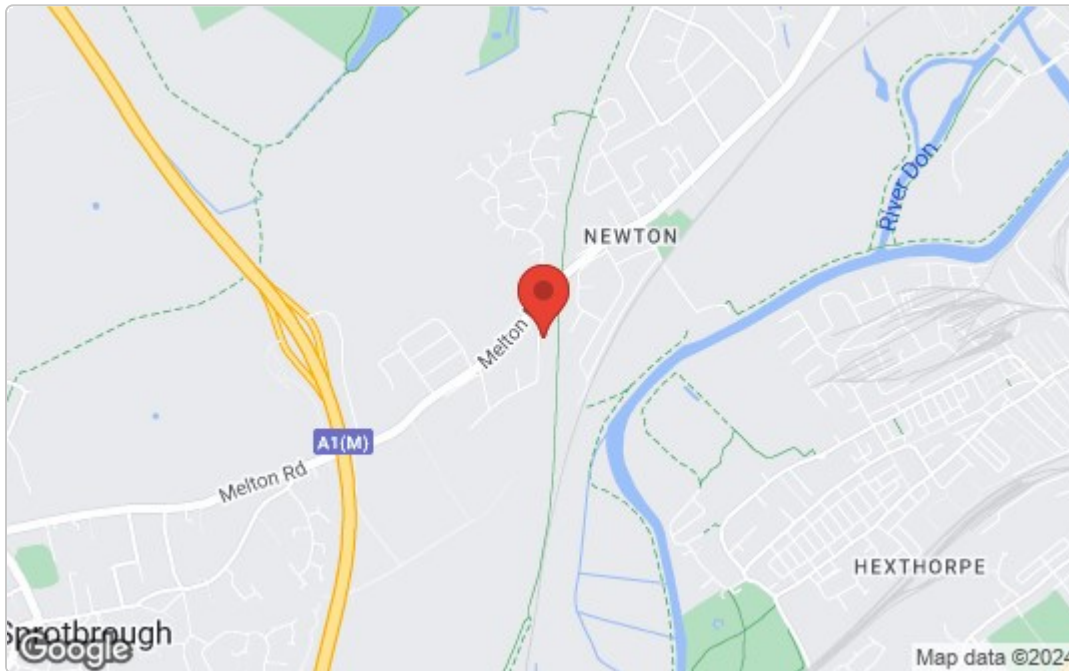
<https://www.groundstability.com/public/web/home.xhtml>

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

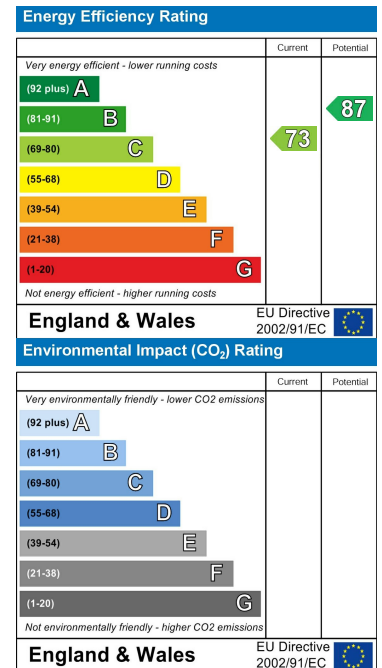
Floor Plan



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 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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