

# Churchills



## Clifton Hill

Conisbrough, Doncaster DN12 2DS

- NO VENDOR CHAIN
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- BLOCK PAVED DRIVEWAY
- GOOD LOCATION
- OPEN VIEWS TO TWO SIDES
- THREE BEDROOMS
- GARAGE STORAGE & UTILITY
- AMPLE PARKING
- EPC RATING D

**Asking Price £300,000 Freehold**





The open picturesque views across the countryside to two sides have to be the standout feature for this detached bungalow, offering a serene retreat with gardens and a sweeping driveway with parking for multiple vehicles.

Upon entering, you will find a spacious reception room, dining room and kitchen, entrance porch, bathroom and three bedrooms that can be arranged into other functional rooms dependent on your needs. The layout of the bungalow is designed for comfort and convenience, with ample room for relaxation and entertaining. There is excellent storage in the attic space that is fully boarded.

Additionally, the bungalow includes a utility room and store room conveniently located with the garage, offering great storage and functionality.

In summary, this bungalow in Clifton Hill is a rare find, combining spacious living with beautiful outdoor spaces and stunning countryside views. It presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Do not miss the chance to make this lovely property your new home.



#### ENTRANCE HALLWAY

uPVC glazed door and glazed side panels to the front elevation. Access to all rooms. Single panelled central heating radiator. Dado rail. and coving.. Storage cupboard off with hanging rail and light.

#### ATTIC SPACE

Loft hatch and ladder to the spacious attic area, fully boarded and light and lower supply.

#### LOUNGE & DINING ROOM

25'4 x 13'1

uPVC double glazed window to the rear elevation and uPVC double glazed door to the side. L-shaped room with off shot dining area. Log effect gas fire with surround, marble back and hearth. Two central heating radiators.

#### KITCHEN

10'11 x 9'11

Glazed window and glazed door to the side elevation. Fitted with a range of mahogany wall and base units and roll edged work surfaces. Ceramic sink unit with chrome mixer tap, built in cooking facilities comprising of electric oven, ceramic hob and canopy extractor hood above. Integrated fridge unit, wall unit housing combination boiler. Fully tiled to all walls, ceramic tiled floor. Serving hatch to dining room.

#### SIDE ENTRANCE PORCH

Two uPVC double glazed windows to the side and rear elevations and composite glazed door to the front elevation. Space for appliances, tiled walls and laminate flooring.



## BATHROOM

9'11 x 6'7

uPVC double glazed window to the side elevation. Five piece suite comprising of bath, hand wash pedestal basin, low flush WC, bidet and separate shower cubicle with Triton electric shower. Single panelled central heating radiator.

## BEDROOM ONE

10'11 x 10'10

uPVC double glazed window to the front elevation, double room with central heating radiator, coving to ceiling.

## BEDROOM TWO

10'11 x 10'2

uPVC double glazed window to the side elevation, double room with central heating radiator, coving to ceiling.

## BEDROOM THREE

10 x 9'1

uPVC double glazed window to the front elevation, double room with central heating radiator, coving to ceiling.

## EXTERIOR & GARDENS

To the side of the property is a detached building housing the garage, workshop and utility room.

## GARAGE

19 x 10'4

Up-and-over door, mechanics pit, light and power supply.

## WORKSHOP / OFFICE

10'9 x 9'9

Access from the garage for us as a workshop or office space.

## UTILITY ROOM / WC

10'6 x 7'10

uPVC double glazed window and uPVC double glazed door to the front elevation. Fitted with single drainer sink unit with roll edged work surfaces and plumbing for washing machine. Doorway to low flush WC.

## GARDENS

Situated on a corner plot with land to three sides. There are two lawned gardens to the front of the property with an arrangement of planted borders and a sweeping block paved driveway providing ample parking for numerous vehicles. To the rear of the property is an enclosed lawned garden with hedging.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).



## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS.**Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## MEASUREMENTS

Prospective purchasers attention is drawn to the fact that

measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

## ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

## BROADBAND

The property broadband speed is unknown at this time.

## MOBILE COVERAGE

Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.





**Local Authority DMBC**  
**Council Tax Band C**  
**EPC Rating D**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.