

Ashburnham Close,Norton DONCASTER

william
h brown

welcome to

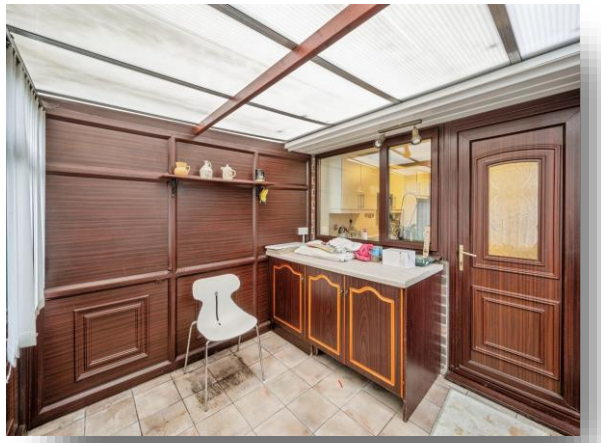
Ashburnham Close,Norton DONCASTER

This generous three bedroom semi-detached bungalow is offered to the market with no onward chain and benefits from spacious accommodation throughout, a mature front garden, driveway, garage and carport. Ideally suited to those seeking convenient ground floor living.













Entrance Porch
With a side facing sealed unit door giving access into the entrance porch, there are front and side facing double glazed windows and access into the lounge.

Lounge
A spacious and attractive lounge with two front facing double glazed windows, a central heating radiator, spotlights and coving to the ceiling and a feature coal effect fireplace to the focal point of the room.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring electric hob with tiled splashback and extractor above, a double electric eye level oven and grill, space for a fridge freezer and plumbing for a washing machine. There is a rear facing double glazed window, a useful storage cupboard and a door to the conservatory.

Conservatory
Accessed from the kitchen with rear and side facing double glazed windows, a door to the rear garden and tiled flooring.

Inner Hall
Providing access to bedrooms two and three, the family shower room and a convenient storage cupboard.

Bedroom Two
With a rear facing double glazed window, a central heating radiator and fitted mirrored wardrobes.

Bedroom Three
With a side facing double glazed window and a central heating radiator.

Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There are two rear facing obscure double glazed window, laminate flooring and a heated towel rail.

Bedroom One
Accessed off the lounge this spacious bedroom features front and side facing double glazed windows and a central heating radiator.

Outside
To the front of the property there is a generous lawned garden featuring a variety of mature shrubs and plants, with a pathway leading to the entrance porch. To the side, a driveway provides ample off-road parking and leads to the detached garage and sheltered car port. The rear garden is enclosed and benefits from hard landscaping.

Garage
With up and over door and a sheltered car port to the side.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Ashburnham Close, Norton DONCASTER

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- GENEROUS FRONT ASPECT LOUNGE
- WELL PRESENTED KITCHEN
- CONSERVATORY TO THE REAR

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£185,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127148

The Property Ombudsman

Property Ref:
DCR127148 - 0002

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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