

Nutwell Lane,Armthorpe Doncaster

william h brown

welcome to

Nutwell Lane,Armthorpe Doncaster

A fantastic opportunity to acquire this impressive three bedroom semi-detached family home, set back from the road behind secure double wrought-iron gates, the property boasts exceptionally spacious living accommodation, benefiting from a bespoke granite kitchen and a usefull utility room.













Entrance Hall
A bright and welcoming entryway accessed via the front entrance, featuring a staircase rising to the first floor with a useful under-stairs storage cupboard. Includes a central heating radiator and a double glazed front window providing natural light.

Lounge / Diner
An exceptionally spacious open-plan reception room enjoying dual-aspect natural light via a double glazed window to the front elevation and two double glazed windows with feature wooden window sills to the rear outlooking onto the rear garden. The focal point of the room is a charming gas fire set within a decorative surround, complemented by a central heating radiator, decorative coving, laminate flooring and ample space for both lounge seating and a formal dining setup.

Kitchen
A true focal point of the home, this high-specification bespoke kitchen features a comprehensive range of fitted high gloss wall and base units paired with solid granite worktops, matching granite splashbacks, and a granite window sill. Equipped with an integrated sink unit with mixer tap, electric oven, and electric hob with cooker-hood and light, alongside a matching granite breakfast bar ideal for casual dining. There is panelling to the ceiling, a tiled floor, and an anthracite central heating radiator. Complete with a double glazed window to the rear elevation, a side access door into the utility room and useful access through to the pantry.

Pantry
Conveniently located directly off the kitchen, providing excellent additional food storage, tiled floor and space for a fridge freezer with a side facing double glazed window.

Utility Room
A spacious and impressive utility space featuring extensive fitted wall and base units offering abundant storage and expansive countertop space. Benefits from dual-aspect double glazed windows to both the front and rear elevations creating a light and airy workspace, plumbing for a washing machine, wall mounted boiler, a central heating radiator, tiled floor, loft hatch and a rear access door providing direct access out to the rear garden.

First Floor Landing
A light landing area featuring a double glazed window to the front elevation with a decorative and feature wooden window sill, decorative coving to the ceiling and a central heating radiator.

Bedroom One
A grand principal double bedroom offering generous floorspace for freestanding furniture, complete with a double glazed window to the rear elevation and a central heating radiator.

Bedroom Two
A second generous double bedroom benefiting from a central heating radiator and a double glazed window to the rear elevation overlooking the garden.

Bedroom Three
A well-proportioned single bedroom featuring a double glazed window to the front elevation and a central heating radiator.

Bathroom
A fully tiled bathroom suite comprising a panelled bath with an electric shower and shower screen over, a vanity wash hand basin with integrated storage, low-level WC, a heated towel rail, and a double glazed obscure window to the side elevation with high gloss decorative panelling and down lights to the ceiling.

Outside
To the front, the property is approached via a dropped kerb leading through double wrought-iron entry gates onto an extensive gravelled driveway providing generous off-road parking for multiple vehicles, accompanied by a neatly maintained front lawn garden with mature shrubs and. Plants to the boarder within a mature generous front garden. To the rear, the garden features a paved patio area ideal for outdoor dining, gravelled garden areas, outside tap, useful outbuilding storage, and garden kennels with a side garden space and gate that provides additional access through to the front driveway and garden.

welcome to

Nutwell Lane, Armthorpe Doncaster

- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- BESPOKE KITCHEN WITH GRANITE WORKTOPS & BREAKFAST BAR
- USEFUL SEPARATE PANTRY OFF KITCHEN
- IMPRESSIVE UTILITY ROOM WITH DUAL ASPECT WINDOWS & EXTENSIVE COUNTER TOPS
- DUAL-ASPECT LOUNGE / DINER WITH FEATURE FIREPLACE

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

£245,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127293

The Property Ombudsman

Property Ref:
DCR127293 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01302 327121

doncaster@williamhbrown.co.uk

4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX

williamhbrown.co.uk