



4 Arlington Road, Doncaster, DN7 6EF
Asking Price Of £200,000 Freehold


MARTIN&CO

4 Arlington Road

3 Bedrooms, 2 Bathroom

Asking Price Of £200,000

- Offered Chain Free
- Three bedroom
- Semi Detached
- Ensuite to Master Bedroom
- Allocated parking for 2 cars
- Close to local amenities
- Beautifully presented

Offered to the market chain free, this modern three-bedroom semi-detached property is ideal for a range of buyers. Boasting a driveway providing off-road parking for two cars and an enclosed rear garden, the home offers both convenience and outdoor space.

Internally, the property briefly comprises a spacious living room, a well-appointed kitchen/diner, and a convenient

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ground floor WC. To the first floor, the master bedroom benefits from its own ensuite, alongside a second double bedroom, a single bedroom, and a modern family bathroom.

A fantastic opportunity to acquire a well-presented home ready to move straight into.

HALLWAY 4' 1" x 12' 8" (1.27m x 3.88m) Light and Bright hallway

LIVING ROOM 16' 3" x 10' 5" (4.97m x 3.18m) Step into a beautifully spacious living room designed for both comfort and practicality. This inviting space features a stylish media wall with a contemporary electric fire, creating a perfect focal point for relaxing evenings. Clever under-stair storage offers a discreet solution for keeping the room clutter-free. Flooded with natural light, the room is further enhanced by patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living-ideal for entertaining or simply unwinding in your own private retreat.

KITCHEN/DINER 9' 2" x 15' 7" (2.80m x 4.76m) This well-appointed kitchen/diner offers a practical and sociable space, ideal for everyday living and entertaining. Fitted with a range of wall and base units, it provides ample storage and workspace. The kitchen features an integrated oven and gas hob, perfect for home cooking, along with plumbing for a washing machine for added convenience. With space for dining, this versatile area is perfect for family meals or hosting guests.

WC 2' 9" x 5' 7" (0.86m x 1.71m) A convenient ground floor WC fitted with a modern vanity sink unit, offering both practicality and stylish storage

MASTER BEDROOM 9' 3" x 14' 7" (2.83m x 4.45m) The master bedroom is a generously sized and well-presented retreat, offering a comfortable space to unwind. Benefiting from its own private ensuite, it provides added convenience and a touch of luxury.

ENSUITE 4' 11" x 7' 8" (1.51m x 2.34m) The ensuite to the master bedroom is stylishly appointed, featuring a white WC, pedestal sink, and a sleek walk-in shower. Designed with both comfort and practicality in mind, it provides a modern and convenient private space.

BEDROOM 9' 1" x 9' 5" (2.77m x 2.88m) Second double bedroom

BEDROOM 6' 11" x 10' 6" (2.12m x 3.22m) Third single bedroom

BATHROOM 6' 11" x 5' 8" (2.12m x 1.75m) The family bathroom is beautifully presented with a modern white three-piece suite, offering a clean and timeless finish. Designed to create a calm and relaxing atmosphere, it provides the perfect space to unwind and refresh.









Martin & Co Doncaster

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