



Eastfield Road, Armthorpe Doncaster

welcome to

Eastfield Road, Armthorpe Doncaster

This spacious well-presented three bedroom detached home is perfect for putting your own stamp on! Benefiting from a ground floor WC, conservatory and useful storage/utility space. Ideal for first time buyers and growing families!



Entrance Hall

With a side facing sealed unit door, front and side facing double glazed windows, a central heating radiator and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, central heating radiator and a rear facing window through to the utility.

Lounge

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling, a rear facing window through to the conservatory and a feature fireplace. Access through to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas cooker point with cooker hood above, space for a dishwasher, splashback tiling, an understairs storage cupboard, tiled flooring, a rear facing double glazed window, access through to the utility room and access through to the conservatory.

Conservatory

With rear and side facing windows, laminate flooring and rear facing French doors leading out to the rear garden.

Utility

With access to the front driveway, access to the garage and a rear facing door leading out to the rear garden.

First Floor Landing

With a side facing double glazed window and a useful storage cupboard.

Bedroom One

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window, a central heating radiator, dado rail and coving to the ceiling.

Bathroom

fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a panelled bath and a walk-in shower. There is partial tiling to the walls, tiled flooring, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden enclosed with shrubs and hedging. There is a tarmac driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with patio area, various shrubs and hedging and a garden shed.

Garage

With an up and over door, access to the utility and access to the ground floor shower room and study.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. Access through to the study.

Study

With rear facing full length double glazed windows and a side facing door leading out to the rear garden.

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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welcome to

Eastfield Road, Armthorpe Doncaster

- NO ONWARD CHAIN
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- DRIVEWAY AND GARAGE
- GROUND FLOOR SHOWER ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127221 - 0002

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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.



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