



Derwent Drive, Kirk Sandall Doncaster

welcome to

Derwent Drive, Kirk Sandall Doncaster

GUIDE PRICE £150,000-£160,000. Offering spacious family accommodation with no onward chain this charming three bedroom semi-detached property presents a fantastic opportunity for prospective buyers looking to put their own stamp on with a spacious kitchen diner, utility and driveway.



Entrance Hall

Featuring a welcoming hallway with stairs rising directly to the first floor accommodation and a central heating radiator.

Lounge

A welcoming front facing reception room complete with a double glazed window, providing a bright and airy space with a central heating radiator.

Kitchen Diner

A spacious open kitchen diner fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has a gas cooker, dedicated plumbing facilities and a double glazed window positioned to the side. In the dining area there is a log burner, a central heating radiator and a rear facing double glazed window overlooking the garden, creating a dedicated space for family meals and entertaining.

Utility Room / Store

A practical and well-proportioned utility space complete with side external access and a rear facing double glazed window, ideal for handling laundry and household management.

First Floor Landing

Featuring a side facing double glazed window, alongside access to the loft space, a storage cupboard and central heating radiator.

Bedroom One

A generous primary bedroom benefiting from a front facing double glazed window and a central heating radiator.

Bedroom Two

A comfortable double bedroom featuring a rear facing double glazed window and a central heating radiator.

Bedroom Three

Featuring wardrobe space and built-in storage options over the stairs, making efficient use of the room with a front facing double glazed window and a central heating radiator.

Bathroom

Comprising of a traditional suite featuring a panelled bath with an electric shower over and screen, a low flush WC, a wash hand basin. There are side and rear facing double glazed windows providing natural light and ventilation, tiling to the walls, a central heating radiator and extractor fan.

Outside

To the front of the property there is a spacious block paved driveway providing ample off road parking for multiple vehicles. To the rear of the property there is an enclosed outdoor garden area complete with patio space, a lawned area offering a private setting for outdoor seating and recreation with an outside tap and a rear timber workshop shed.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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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Derwent Drive, Kirk Sandall Doncaster

- GUIDE PRICE £150,000-£160,000
- AVAILABLE WITH NO ONWARD CHAIN
- BLOCK PAVED DRIVEWAY TO THE FRONT PROVIDING PARKING
- THREE WELL-PROPORTIONED BEDROOMS
- FRONT FACING GENEROUS LOUNGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127249 - 0003

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.



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