



Millers Brook, Belton Doncaster

welcome to

Millers Brook, Belton Doncaster

GUIDE PRICE £450,000-£460,000. A spacious four double bedroom detached family home located in the popular village location of Belton. The property occupies a generous corner plot benefiting from a good sized garden, a double garage and ample off road parking.



Entrance Porch

A front facing sealed unit door gives access to the entrance porch which has a central heating radiator and a further door to the entrance hall.

Entrance Hall

With a central heating radiator, a useful understairs storage cupboard and stairs which rise to the first floor landing. Double doors give access to the lounge.

Ground Floor W.C

With a front facing obscure double glazed window. Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit, a central heating radiator and tiling to the walls and floor.

Lounge

With two front and side facing double glazed windows, a feature fireplace as the focal point of the room and two central heating radiators. There are French doors which give access to the patio and garden beyond.

Dining Room

A formal dining room with front and side facing double glazed windows, a rear facing sealed unit door, quality flooring and a central heating radiator.

Family Room

A versatile room which could be used as a home office or playroom with rear and side facing double glazed windows and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the ceramic 1 and 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a range style cooker with a seven ring gas hob, complimentary tiling, an extractor fan, plumbing for a dishwasher and space for a fridge freezer. There are two side facing double glazed windows, quality flooring and access to the utility room.

Utility Room

With a rear facing double glazed window and a side facing sealed unit door. Fitted with wall and base units with work surfaces housing the stainless steel sink and drainer with mixer tap. There is plumbing for a washing machine, complimentary tiling and access to the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C and a wash hand basin. There is tiling to the floor, a rear facing obscure double glazed window and a central heating radiator.

First Floor Landing

With an airing cupboard and a central heating radiator.

Bedroom One

With two front facing double glazed windows, two central heating radiators and a range of fitted furniture including wardrobes, drawers and a vanity unit. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a hand wash basin fitted into a vanity unit and a shower cubicle with shower. There is a velux double glazed window, tiling to the walls and floor, a central heating radiator and an extractor fan.

Bedroom Two

A double room with a double glazed velux window and a central heating radiator.

Bedroom Three

With a side facing double glazed window, a central heating radiator and a further skylight window.

Bedroom Four

With a side facing double glazed window, a further skylight window, a central heating radiator and access to the loft.

Family Bathroom

With a velux window, a corner bath with mixer tap, a shower cubicle with shower and a wash hand basin. There is tiling to the walls and floor, a central heating radiator and an extractor fan.

Outside

To the front of the property there is a generous open plan lawned garden with a variety of mature shrubs and plants to the borders. To the side there is a paved driveway which in-turn leads to the double detached garage and provides a range of spacious off road parking. To the rear is a good sized enclosed lawned garden which has been landscaped. There are a range of mature plants, a block paved patio, a garden shed and a summer house. There is additional access to the sauna.

Garage

With light and power.



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Millers Brook, Belton Doncaster

- GUIDE PRICE £450,000-£460,000
- FOUR DOUBLE BEDROOM FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- TWIN ASPECT LOUNGE
- KITCHEN AND UTILITY ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

guide price

£450,000-£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125984 - 0002

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk