



**Townfield Villas, Townfields Doncaster**

**welcome to**

## **Townfield Villas, Townfields Doncaster**

This superb three storey four bedroom Edwardian en-townhouse villa is bound to impress with wrapped around gardens, spacious living accommodation throughout, useful utility, two reception rooms, an en-suite and attractive views over Townfields.



### Entrance Porch

With a front facing exterior door, two side facing double glazed windows and access to the entrance hall.

### Entrance Hall

With an anthracite central heating radiator, mosaic feature flooring, archways, decorative coving and stairs which rise to the first floor landing.

### Lounge

With a front facing single glazed bay window with stained feature inserts, an open feature fireplace as the focal point of the room, decorative coving, picture rails, a central heating radiator and stylish period features.

### Dining Room

With a side facing single glazed bay window with stained feature inserts, decorative coving, picture rails, cornice, a central heating radiator and access to the ground floor WC.

### Ground Floor W.C.

Fitted with a low flush WC, a useful storage cupboard and a rear facing obscure single glazed window.

### Dining Kitchen

A stunning dining kitchen with a superb range of granite work surfaces with a range of wall and base units and a focal island ideal for dining and entertaining. There is oak flooring throughout, two anthracite column style central heating radiators, a sink and drainer with mixer tap, plumbing for a washing machine and space for a dishwasher, fridge-freezer and five ring Rangemaster cooker. With a rear facing double glazed window, a side facing double glazed window, spotlights to the ceiling and a feature extractor chimney breast alcove. A door gives access to the utility room and access to the cellar.

### Utility

With two front and rear facing single glazed windows, a side facing single glazed window and a rear door providing access to the rear garden. Ideally

used as a rear lobby or utility space.

### Cellar

Consists of three separate spaces ideal for additional storage with power and lights.

### First Floor Landing

With stairs which rise to the second floor.

### Bedroom One / Sitting Room

With two front facing single glazed bay windows with stained feature inserts, two anthracite central heating radiators, decorative coving, picture rail, varnished floor boards and a gas log burning stove as the focal point of the room. A versatile room which is currently being used as a sitting room but could also be used as the principal bedroom.

### Bedroom Two

With a side facing single glazed bay window, decorative coving, a central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a shower cubicle with shower. There are downlights to the ceiling, a central heating radiator and a side facing obscure single glazed window.

### Family Bathroom

A spacious suite which is fitted with a low flush WC, a counter top wash hand basin on a vanity unit, a focal roll edge bath with mixer tap and a walk-in shower with rainfall effect shower. There is partial tiling to the walls, splashback tiling, mosaic effect flooring, a chrome heated towel rail, downlights to the ceiling, rear and side facing obscure single glazed windows.

### Second Floor Landing

With access to the two further bedrooms and bathroom.

### Bedroom Three

With a side facing single glazed sash window, a central heating radiator and varnished floor boards.

### Bedroom Four

With a side facing single glazed sash window, a rear facing skylight window, eave storage, a central heating radiator and varnished floor boards.

### Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath with mixer tap. There is splashback tiling, downlights to the ceiling, a heated towel rail and a rear facing single glazed obscure window.

### Outside

The property stands within a superb plot with wrapped around gardens to the front, side and rear which is mainly laid to lawn with patio area, pergola, garden shed and mature shrubs and plants to the borders. To the rear there is a gated driveway with car port providing an extensive range of off road parking with access to the brick built detached garage.

### Garage

With front facing doors and a courtesy door to the garden.

### Additional Information

The vendors have made us aware that the property is in a conservation area, contact branch for further details.

### Notes

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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## Townfield Villas, Townfields Doncaster

- GATED REAR ENTRANCE WITH OFF ROAD PARKING AND DETACHED BRICK GARAGE
- EDWARDIAN FEATURES THROUGHOUT
- THREE USEFUL CELLAR SPACES
- STUNNING KITCHEN DINER WITH GRANITE ISLAND
- TWO BATHROOMS AND EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126553 - 0003

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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