



**Trafford Road, Norton Doncaster**



**welcome to**

**Trafford Road, Norton Doncaster**

GUIDE PRICE £210,000-£220,000 A beautifully modernised three bedroom semi-detached family home set within this sought after village location with close links to local schools and motorway network links. Featuring a private landscaped rear garden, a spacious dining kitchen and ample off road parking.



### **Entrance Hall**

With a front facing double glazed door and a central heating radiator.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, a heated towel rail and a front facing obscure double glazed window.

### **Lounge**

With a front facing double glazed window, a TV media wall with a bio-ethanol fireplace, central heating radiator and coving to the ceiling. Access through to the dining kitchen.

### **Dining Kitchen**

A stunning dining kitchen which is fitted with a contemporary range of wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has a coffee bar, an induction hob with extractor and an integrated fridge-freezer, dishwasher, electric oven and microwave. There is a breakfast bar, a column style central heating radiator, downlights to the ceiling, space for a dining table and chairs, a rear facing double glazed window, a side facing door to the car port and rear facing French doors leading out to the rear garden. Access to the pantry with additional storage.

### **First Floor Landing**

With a side facing double glazed window, coving to the ceiling and a storage cupboard which houses the combi boiler. There is a loft hatch with ladder which is partially boarded with electrics.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit and a corner shower cubicle with shower. There is a central heating radiator, tiling to the walls and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned garden with shrubs and trees, there is paved driveway providing off road parking which continues and leads to the car port and garage. A gate gives access to the rear garden. To the rear of the property there is an enclosed landscaped garden with lawn, pebbled areas and shrubs and plants to the borders. There are stunning open filed views to the rear.

### **Garage**

With and up and over door and power.



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## Trafford Road, Norton Doncaster

- GUIDE PRICE £210,000-£220,000
- IMMACULATELY PRESENTED THROUGHOUT
- FULLY REFURBISHED
- OPEN FIELD VIEWS TO THE REAR
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£210,000-£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125969 - 0003

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