



Archer Drive, Finningley DONCASTER

welcome to

Archer Drive, Finningley DONCASTER

GUIDE PRICE £260,000 - £270,000. This stunning three bedroom semi-detached family home is situated in this cul-de-sac location with a contemporary style throughout. Benefiting from a breakfast kitchen, a rear aspect lounge, ample off road parking and is situated close to a range of local amenities.



Entrance Hall

A sealed unit door gives access to the spacious entrance hall which has stylish laminate flooring, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard beneath housing the wall mounted boiler.

Ground Floor W.C.

Fitted with a low flush WC and a hand wash basin with mixer tap. There is partial tiling to the walls, tiled flooring, an extractor fan and spotlights to the ceiling.

Breakfast Kitchen

13' 7" x 9' 11" (4.14m x 3.02m)

A beautifully designed kitchen which is fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an electric oven, an integrated fridge-freezer and plumbing for a washing machine. There is a front facing double glazed window, space for a dining table and chairs, spotlights to the ceiling, a central heating radiator and decorative laminate flooring which continues from the entrance hall.

Lounge

11' 7" x 16' 11" Max (3.53m x 5.16m Max)

With a panelled feature stylish focal wall, rear facing French doors, a central heating radiator and paneled double glazed windows.

First Floor Landing

With a loft hatch, two useful storage cupboards and a central heating radiator.

Bedroom One

13' 4" x 10' Max (4.06m x 3.05m Max)

With a rear facing double glazed window, a central heating radiator, a thermostat and stylish decor throughout.

Bedroom Two

12' x 9' 11" Max (3.66m x 3.02m Max)

With a front facing double glazed window, a central heating radiator and panelled features providing a stylish interior.

Bedroom Three

7' 9" x 7' 3" (2.36m x 2.21m)

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

Bathroom

A stylish bathroom which is fitted with a low flush WC, a hand wash basin with mixer tap and a panelled bath with shower screen and shower over. There is tiling to the walls and floor, downlights to the ceiling, a central heating radiator, an extractor fan and a front facing obscure double glazed window.

Outside

To the front of the property there is a lawned front and gavel area with a variety of mature shrubs and plants to the borders whilst to the side of the property there are gates providing access to the driveway providing off road parking. To the rear of the property there is a mainly laid to lawn garden with an outside tap, electric point, a decorative feature pond and a shed with power and lights.

Additional Information

The vendors have made us aware that the property is still under a new build warranty and there is a residence management fee for the upkeep of the development. - This will be in action in 2027 - contact branch for further details.



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Archer Drive, Finningley DONCASTER

- GUIDE PRICE £260,000 - £270,000
- SITUATED ON A SPACIOUS CORNER PLOT
- SCOPE TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- STUNNING CONTEMPORARY THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE PANELLED WALL

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£260,000-£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125075 - 0003

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