



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.



view this property online williamhbrown.co.uk/Property/DCR125075



welcome to

Archer Drive, Finningley DONCASTER

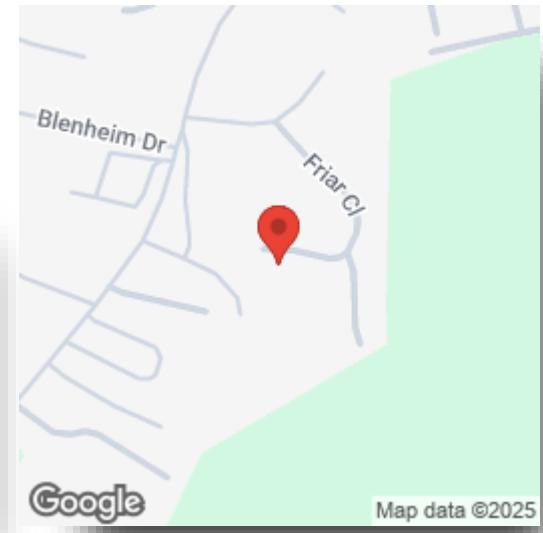
- GUIDE PRICE £260,000 - £270,000
- SITUATED ON A SPACIOUS CORNER PLOT
- SCOPE TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSIONS
- STUNNING CONTEMPORARY THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE PANELLED WALL

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£260,000-£270,000



view this property online williamhbrown.co.uk/Property/DCR125075

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.



Property Ref:
DCR125075 - 0003

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.

william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk