



39 Hoddesdon Crescent Dunscroft DN7 4HH

Offers Over £210,000

FREEHOLD

VIEWING ESSENTIAL. Extended TWO DOUBLE bedroom DETACHED bungalow. Spacious lounge and large dining room. Modern fitted kitchen and bathroom. UPVC double glazed. Gas central heating. Conservatory. Driveway, workshop and private rear garden. Perfect downsize. Immaculate presentation throughout.



- EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW • Spacious and well presented interior • Lounge with bay window, Large dining room

CONSERVATORY

20'9" x 5'4"

Side UPVC double glazed entrance door and UPVC double glazed windows. Tiled floor. Door into the entrance hall.

ENTRANCE HALL

UPVC double glazed entrance door with adjoining UPVC double glazed window. Doors off to all rooms. Loft access point to loft which also houses the wall mounted gas combi central heating boiler. Radiator.

DINING ROOM

15'8" x 8'11"

Side facing UPVC double glazed window. Radiator. Open access into the lounge.

LOUNGE

17'10" x 11'3"

Measurements do not include the bay window. Front and side facing UPVC double glazed windows plus a front facing UPVC double glazed walk-in bay window. Feature marble fireplace with matching inset and hearth to an electric coal effect gas fire. Radiator.

KITCHEN

9'8" x 8'8"

Side facing UPVC double glazed window. Fitted with a range of cream wall and base units with butchers block effect laminate work surfaces incorporating a stainless steel sink and drainer with splash back tiling. Integrated electric oven, four ring gas hob and extractor hood above. Built-in and concealed fridge freezer and space and plumbing for washing machine. Inset ceiling spotlights. Tiled floor.

BEDROOM ONE

15'11" x 8'9"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

10'3" x 8'10"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'8" x 5'5"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a 'P' shaped bath with glass screen and mains shower, pedestal wash hand basin and w.c. Tiled walls and floor. Radiator.



- Conservatory, UPVC double glazed • Gas central heating • Modern fitted kitchen and bathroom • Driveway, Workshop, Private rear garden

OUTSIDE

There is a block paved driveway leading to the side and through wrought iron gates leading onto a further parking area and leading to the entrance door through the conservatory. There is an outside coldwater tap fitted and a path continues to the side and into the private rear garden.

The rear garden has been paved for ease of maintenance with timber panelled fencing.

SECTIONAL WORKSHOP

19'7" x 10'0"

Front entrance door with glazed window.

INFORMATION

Broadband

Basic 10 Mbps

Superfast 53 Mbps

Ultrafast 2000 Mbps



- Viewing Essential to appreciate size
- Extending to approx. 84.1 sq.m / 905 sq.ft



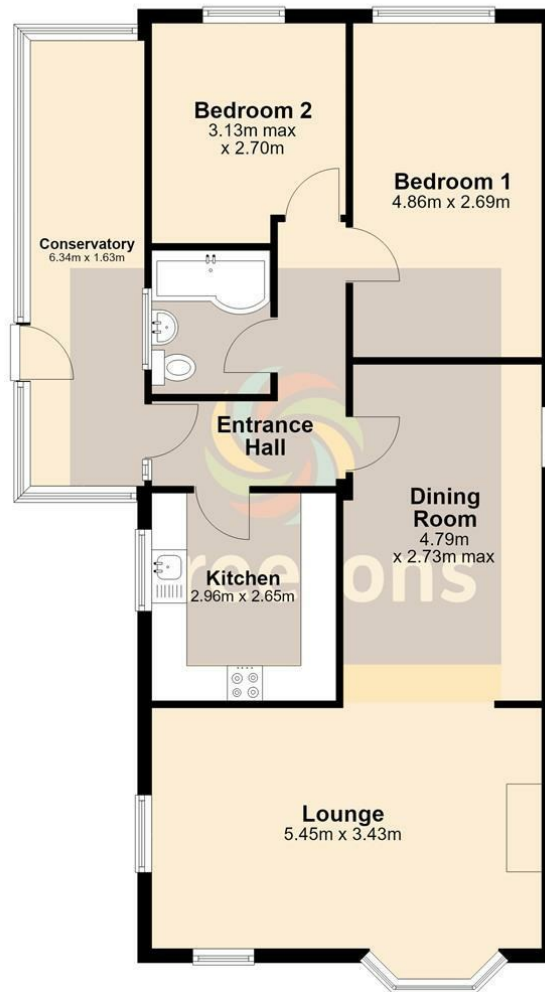


Additional Information

Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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