



Manor Farm Close, Adwick-le-Street Doncaster

william
h brown

welcome to

Manor Farm Close, Adwick-le-Street Doncaster

This three bedroom detached family home benefits from a patterned drive, a gated car port and a garage. The property has a kitchen diner, a rear family room, a bay fronted lounge and a ground floor WC. There is also the benefit of no onward chain!



Entrance Hall

With a front facing exterior door, laminate flooring and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with tiled splashback.

Lounge

18' 11" into bay x 13' 9" (5.77m into bay x 4.19m)
With a front facing double glazed bay window, a central heating radiator and useful storage.

Kitchen Diner

17' x 9' (5.18m x 2.74m)
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 a cooker hood above, an electric oven and grill, plumbing for a washing machine and dishwasher and space for a fridge-freezer. There is complimentary splashback, a wall mounted boiler, spotlights to the ceiling and open plan access to the rear family room. There is a side facing door giving access to the side drive.

Family Room

12' 2" x 11' 2" (3.71m x 3.40m)
With rear and side facing double glazed windows, a central heating radiator and rear facing patio doors leading out to the rear garden

First Floor Landing

With a loft hatch.

Bedroom One

12' 5" x 9' 9" max (3.78m x 2.97m max)
With a rear facing double glazed window and a central heating radiator.

Bedroom Two

12' 8" max x 9' 9" (3.86m max x 2.97m)
With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three

8' 11" x 7' (2.72m x 2.13m)
With a front facing double glazed window, fitted storage and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with shower over and screen. There is a side facing obscure double glazed window, tiling to the walls and floor and a central heating radiator.

Outside

To the front of the property there is a patterned driveway providing off road parking with gates giving access to the sheltered car port. To the rear of the property there is a South-West facing garden with a paved patio and a variety of mature shrubs and plants with steps up to a raised gravel area and an outside tap.

Garage

19' 6" x 11' 8" max (5.94m x 3.56m max)
With an up and over door.



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Manor Farm Close, Adwick-le-Street Doncaster

- NO ONWARD CHAIN
- CLOSE TO A RANGE OF AMENITIES AND TRANSPORT LINKS INCLUDING TRAIN AND MOTORWAY
- PATTERNED DRIVEWAY, CAR PORT AND GARAGE
- SOUTH-WEST FACING GENEROUS REAR GARDEN
- REAR ASPECT DINING / FAMILY ROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in the region of

£220,000



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