



Mulberry Way, Armthorpe Doncaster

welcome to

Mulberry Way, Armthorpe Doncaster

A spacious four bedroom detached family home situated in a cul-de-sac position in this popular sought after location, benefiting front and rear gardens, off road parking and an integral garage.



Entrance

With a front facing sealed unit door, a central heating radiator and a side facing double glazed window. There is a further door to the integral garage and access to the ground floor W.C.

Ground Floor W.C

Fitted with a W.C., there is a wash hand basin with splashback tiling, a central heating radiator and an extractor fan.

Dining Room

Versatile room currently being used as an office but could conveniently cater as a further reception room. There is a front facing double glazed window, a central heating radiator and double doors which give access to the lounge.

Lounge

With rear facing double glazed patio doors giving access to the conservatory, there is laminate flooring, a central heating radiator and coving to the ceiling.

Conservatory

With rear and side facing double glazed windows, French doors which give access to the rear garden and laminate flooring.

Breakfast Kitchen

With rear and side facing double glazed windows and a sealed unit door. There are wall and base units with work surfaces housing the 1 and 1/2 bowl sink with drainer with mixer tap. There is complementary tiling, plumbing for a washing machine and dishwasher and space for a fridge freezer. There is an electric hob with an electric oven and grill, a central heating radiator and tiling to the floor.

First Floor Landing

From the entrance hall, stairs rise to the first floor landing which has a side facing double glazed window, a central heating radiator and access to the loft.

Bedroom One

With a rear facing double glazed window, a central heating radiator, fitted wardrobes providing hanging and storage space. A door gives access to the ensuite.

Ensuite

With a rear facing obscured double glazed window, a W.C, a wash hand basin and a shower cubicle with shower. There is a central heating radiator and partial tiling to the walls.

Bedroom Two

With two front facing double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Three

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Four

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

Family Bathroom

With an obscured double glazed window, a W.C and a wash hand basin fitted into a vanity unit. There is a panelled bath with mixer tap and shower over, tiling to the walls and floor, downlights to the ceiling and a central heating radiator.

Outside

To the rear of the property is an enclosed garden which has been hard landscaped for ease of maintenance. There are raised borders a garden shed and views to the Woodlands beyond.

Integral Garage

With up and over door, lights and power.

Additional Information

The vendors have made us aware that the property has solar panels which are to be sold with the property - contact the branch for further details.



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Mulberry Way, Armthorpe Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING WOODLAND VIEWS TO THE REAR
- SPACIOUS ACCOMMODATION THROUGHOUT
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125949 - 0003

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