



45 Derwent Drive, Doncaster, DN4 5PB
Offers In Excess Of £260,000 Freehold


MARTIN&CO

Derwent Drive

3 Bedrooms, 3 Bathroom

Offers In Excess Of £260,000

- Executive Three Storey Town House.
- Three Double Bedrooms.
- A Balcony off the Main Living Room.
- Kitchen/Diner.
- Master Bedroom With En-Suite.
- Family Bathroom.
- Downstairs W/C.

Martin and Co are delighted to offer to the market this executive three bedroom town house situated in a modern prestigious development in Doncaster. Available chain free. Briefly comprising of a kitchen/diner, wc and integrated garage on the ground floor. A living room, family bathroom and bedroom on the first floor. A master bedroom with en-suite and third bedroom on the second floor. Also benefits from off road parking. Viewing is essential to appreciate

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what this property has to offer.

KITCHEN/DINER 14' 4" x 15' 5" (4.37m x 4.7m)

Situated on the ground floor, a modern kitchen/diner fitted with a range of cream high gloss wall and base units, complemented with wood effect worktops. Also benefits from an integrated double oven, gas hob, extractor fan, fridge/freezer and free standing dishwasher. There is plenty of space for a dining table. Patio doors leading to the rear garden.

WC 5' 9" x 3' 2" (1.75m x 0.97m) A useful wc situated on the ground floor.

GARAGE 19' 1" x 8' 7" (5.82m x 2.62m) An integrated garage fitted with cream high gloss wall and base units. Also benefits from plumbing for a washing machine and space for a tumble dryer.

LIVING ROOM 11' 1" x 15' 5" (3.38m x 4.7m) A light and bright living room situated on the first floor. Patio doors leading to the Juliet balcony. Perfect for

summer!

MASTER BEDROOM 11' 1" x 13' 8" (3.38m x 4.17m) A spacious master bedroom with en-suite, complemented with fitted wardrobes situated on the second floor.

BEDROOM 7' 9" x 15' 5" (2.36m x 4.7m) A double bedroom situated on the first floor.

ENSUITE 4' 11" x 7' 8" (1.5m x 2.34m) Leading from the master bedroom, a well proportioned en-suite fitted with a white two piece suite and separate shower unit.

BEDROOM 9' 8" x 15' 6" (2.95m x 4.72m) A double bedroom situated on the second floor.

BATHROOM 6' 2" x 7' 5" (1.88m x 2.26m) A modern family bathroom fitted with a white three piece suite and separate shower unit.









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