



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.









Approximate total area⁽¹⁾
1301.48 ft²
120.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

