



**The Clyfton Manor Road, Scrooby DONCASTER DN10 6AH**

**welcome to**

**The Clyfton Manor Road, Scrooby DONCASTER**

Lovely SEMI-RURAL village location, DETACHED BUNGALOW benefitting from SPACIOUS living accommodation, THREE BEDROOMS, OFF ROAD PARKING, GARDEN and TWO GARAGE'S. Viewing highly recommended.



## Accommodation

### Entrance Porch

### Entrance Hall

Welcoming entrance hall having two rear facing double glazed windows, coving to the ceiling, central heating radiator and a tank cupboard.

### Cloakroom

Cloakroom fitted with a wc, wash hand basin and central heating radiator.

### Lounge

17' max x 12' 4" ( 5.18m max x 3.76m )

Main reception room having interior French doors leading through to the dining room and double glazed French doors to the garden. Having an electric fire with back, hearth and surround and wall lights. Two rear facing double glazed windows, central heating radiator and coving to the ceiling.

### Dining Room

17' x 8' 10" ( 5.18m x 2.69m )

Spacious dining room having a rear facing double glazed window, front facing window overlooking the porch, central heating radiator and coving to the ceiling.

### Kitchen

13' 9" x 8' ( 4.19m x 2.44m )

Kitchen fitted with a good range of wall and base units with complimentary worktops and inset sink and drainer. Benefitting from an integrated gas hob and electric oven and having space for a washing machine and dishwasher. Two side facing and a front facing double glazed windows, coving to the ceiling and tiled splashbacks.

### Bedroom One

13' 10" x 10' 1" ( 4.22m x 3.07m )

Double bedroom having two front facing double glazed window, central heating radiator and coving to the ceiling.

### Bedroom Two

13' 10" x 7' 11" ( 4.22m x 2.41m )

Second bedroom having a front facing double glazed window and central heating radiator.

### Bedroom Three

9' 4" x 8' 10" + door recess ( 2.84m x 2.69m + door recess )

Bedroom having side and front facing double glazed windows, coving to the ceiling and central heating radiator.

### Bathroom

Family bathroom fitted with a bath with overhead electric shower, wash hand basin and wc. Tiled walls, central heating radiator and coving to the ceiling.

### External

Situated to a nice spot with private drive to the front elevation giving access to off road parking and the attached garage. There is a private walled garden with paved seating area which has a powered remote controlled awning, lawn to the side elevation, a greenhouse and a variety of plants and shrubs. In addition, at the head of the private driveway is a useful brick built storage garage.

### Garage

17' 2" x 8' 8" ( 5.23m x 2.64m )

Garage having power and light connected, rear pedestrian access door and an electric up and over garage door.

### Detached Garage

17' 1" x 9' 9" ( 5.21m x 2.97m )

Detached garage with double timber doors.

### Agents Notes

A private right of way exists to the neighbouring property, please speak to the branch for further details.

We recommend any prospective purchaser ensures access to the detached garage is wide enough for individual needs if vehicle access is required.



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## The Clyfton Manor Road, Scrooby DONCASTER

- Well Presented Detached Bungalow
- Semi Rural Village
- No Onward Chain
- Three Good Sized Bedrooms
- Off Road Parking, Two Garage's

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in the region of  
**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107640 - 0008

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