

Butterbusk

Conisbrough, Doncaster

- THREE BEDROOM
- LARGER THAN AVERAGE
- DETACHED GARAGE
- COMBINATION BOILER
- DETACHED BUNGALOW
- EXTENDED TO REAR
- OFF ROAD PARKING
- EPC RATING TBC

Offers In The Region Of £300,000 Freehold













Situated in the charming area of Butterbusk, Conisbrough, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining.

The bungalow features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. Each room is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is conveniently located, catering to the needs of the household with ease.

Set in a tranquil neighbourhood, this property benefits from a lovely outdoor space, perfect for enjoying the fresh air or tending to a garden. The location in Conisbrough offers a blend of rural charm and accessibility, with local amenities and transport links nearby, making it an ideal choice for those looking to balance a serene lifestyle with everyday conveniences.

This bungalow is a wonderful opportunity for anyone seeking a comfortable home in a picturesque setting. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway with uPVC double glazed side panels opens into:

ENTRANCE PORCH

Timber framed doorway opens into:

ENTRANCE HALLWAY

18'7" * 4'11"

Single panelled central heating radiator. Two storage cupboards off with one housing combination boiler.

LOUNGE

20'7" * 17'6"

uPVC double glazed window to side elevation. Surround housing a modern electric fire with marble back and hearth. Two double panelled central heating radiator. TV aerial socket. Aluminium double glazed patio doors opens into:

DINING ROOM

13'7" * 8'5"

uPVC double glazed patio doors to rear and side elevation. Three wall light points.

KITCHEN

11'10" * 8'10"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising if electric oven and microwave and gas hob with extractor over. One and a half bowl single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for fridge / freezer. Half tiling to all walls and splash back areas. uPVC double glazed and panelled doorway to side elevation.

BEDROOM ONE
16'0" * 12'0"
uPVC double glazed window to front elevation. Range of fitted wardrobes to two walls and above bed space. Single panelled central heating radiator.

BEDROOM TWO
15'1" * 8'7"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BEDROOM THREE
11'11" * 7'10"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BATHROOM
8'3" * 5'10"
uPVC double glazed window to side elevation. Suite in white comprising of low flush WC, hand wash basin with storage beneath and double shower cubicle with direct feed shower over. uPVC cladding to shower and half walls with ceramic tiles to rest. Heated towel rail. LED downlights to ceiling.

DETACHED GARAGE
19'4" * 8'6"
Up and over remote control electric door. Light and power supplied. uPVC panelled pedestrian access door to side elevation.

OUTSIDE AND GARDENS
To three sides are walled gardens which are mostly grass with rear patio area. To the rear of the property is a detached garage with off road parking to driveway.









VIEWINGS
By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION
MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains supplier.

ELECTRICITY AND HEATING SUPPLIER
Electricity is supplied by Mains supplier.
Heating is gas and supplied by Mains supplier.

MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND
The property broadband speed is excellent with fibre broadband available.







Local Authority Doncaster
Council Tax Band D
EPC Rating

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.