



**Station Road, Dunscroft Doncaster DN7 4JP**

**welcome to**

**Station Road, Duncroft Doncaster**

With modern interiors through out, high standard finishes and a location tucked away from the main road- Station Road is a perfect family home. Ready to move in with under floor heating, a spacious garage and bi fold doors leading to the rear garden from the kitchen- ideal for family time!



### **Entrance Hall**

Featuring a storage space, under floor heating and a vaulted ceiling.

### **Lounge**

19' 6" x 11' 9" ( 5.94m x 3.58m )

Comprising of a front facing double glazed window, carpet floor covering, a central heating radiator and rear facing Bi Fold doors.

### **Kitchen/ Dining Room**

19' 6" x 11' 7" ( 5.94m x 3.53m )

The fitted kitchen, which includes both wall and base units, features quartz work tops, rear facing bi fold doors, a front facing double glazed window, a central heating radiator, spot lights, a wine fridge, dish washer, a fridge/ freezer, a hot water tap, an oven and a hob. The kitchen also includes tiled floor covering and a built in seated area perfect for having friends and family over!

### **Utility Room**

8' 4" x 6' ( 2.54m x 1.83m )

Including both wall and base units, under floor heating and a rear facing double glazed window.

### **Downstairs Wc**

Featuring a WC, wash hand basin, tiled floor covering and a heated towel rail.

### **Landing**

Featuring spotlights, carpet floor covering and loft access.

### **Bedroom One**

12' 8" x 11' 9" ( 3.86m x 3.58m )

Featuring a front facing double glazed window, carpet floor covering, a central heating radiator and a dressing room with storage.

### **En Suite**

6' 6" x 5' 9" ( 1.98m x 1.75m )

Comprising of a shower, a WC, a hand wash basin, a heated towel rail and fully tiled walls and floors where visible.

### **Bedroom Two**

11' 9" x 10' 6" ( 3.58m x 3.20m )

Including a front facing double glazed window, fitted wardrobes, carpet floor covering, spot lights and a central heating radiator.

### **Bedroom Three**

11' 9" x 10' 7" ( 3.58m x 3.23m )

Featuring a rear facing double glazed window, a central heating radiator, carpet floor covering and fitted wardrobes.

### **Bathroom**

8' 8" x 6' 4" ( 2.64m x 1.93m )

Comprising of a shower, a bath, a WC, spot lights, a rear facing double glazed window and fully tiled wall and floor covering where visible.

### **Front Garden**

Featuring a lawn space, a gravel area, off street parking and an outdoor tap.

### **Rear Garden**

Comprising of a paved area, a lawn space and an outdoor tap.

### **Garage**

17' 10" x 9' 10" ( 5.44m x 3.00m )

Including an electric supply with sockets and CCTV.



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## Station Road, Dunscroft Doncaster

- £280,000
- Three Bedroom Detached Property.
- Well Presented And Modern Interiors Through Out.
- Perfect Family Home.
- Off Road Parking & Garage.

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

# £280,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HTF106353 - 0002

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