



Appleton Way, Bentley Doncaster

welcome to

Appleton Way, Bentley Doncaster

An impressive two double bedroom detached bungalow positioned on a generous plot with no onward chain. Offering versatile living space including two reception room areas and a bright conservatory, this superb home is ideally located close to local schools, convenience stores and train station.



Kitchen

A well-appointed rear aspect kitchen fitted with a range of wall and base units with tiled splashbacks, an integrated electric oven, a four ring gas hob with extractor hood over, fridge/freezer, plumbing for a washing machine and space for additional appliances. Features tiled flooring, a rear aspect double glazed window overlooking the rear garden and a side access door leading out to the driveway.

Inner Hall

A welcoming inner hall providing access to the main living accommodation with loft hatch, a central heating radiator and a built-in coat cupboard offering ample hanging and storage space and houses the wall-mounted boiler.

Dining Area

A versatile separate dining area equipped with a central heating radiator, side aspect double glazed window with laminate flooring.

Lounge

A spacious rear aspect living room centered around a feature fireplace. Complete with a central heating radiator, decorative coving and sliding patio doors opening through to the conservatory.

Conservatory

A bright and airy garden room constructed with double glazed windows to the side and rear aspects, featuring a vaulted ceiling that enhances the sense of space. Finished with laminate flooring and fan, with French doors offering direct access out into the rear garden.

Bedroom One

A generous principal bedroom featuring a front aspect double glazed bay window, a central heating radiator and decorative ceiling coving.

Bedroom Two

A second well-proportioned double bedroom featuring a front aspect double glazed bay window, a central heating radiator and decorative ceiling coving.

Bathroom

Fitted with a three piece suite comprising a shower cubicle with shower over, a wash hand basin on a vanity unit and low-level WC. Finished with fully tiled walls and floor, a side aspect double glazed window, and a central heating radiator.

Outside

The property sits on a spacious plot with a lawned front garden enclosed by a low level brick boundary wall. A spacious driveway provides ample off road parking for multiple vehicles and leads to a detached single garage via a gated side driveway. To the rear is a generous garden mainly laid to lawn with a paved patio area.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Appleton Way, Bentley Doncaster

- TWO DOUBLE BEDROOMS WITH BAY WINDOWS
- TWO RECEPTION ROOMS INCLUDING VERSATILE DINING AREA
- SPACIOUS REAR ASPECT LOUNGE LEADING TO CONSERVATORY
- REAR ASPECT KITCHEN OUTLOOKING ONTO REAR GARDEN
- IMPRESSIVE GENEROUS PLOT WITH REAR GARDEN

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

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127277 - 0003

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