



**Fair Holme View, Armthorpe DONCASTER**

welcome to

## Fair Holme View, Armthorpe DONCASTER

GUIDE PRICE £350,000-£360,000. This fabulous extended family home is situated in this popular location benefiting from a stunning rear garden, off road parking and a garage. Close to a host of local amenities and excellent transport links. Ideal for a growing or extended family!



## **Entrance Hall**

With a front facing door, coving to the ceiling and stairs which rise to the first floor landing. Karndean flooring continues throughout the ground floor.

## **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, tiling to the walls and floor, a central heating radiator and a front facing obscure double glazed window.

## **Lounge**

With a front facing double glazed bay window, a central heating radiator, downlights and coving to the ceiling.

## **Dining Kitchen**

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating granite work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has space for a fridge-freezer, space for a cooker with stainless steel splashback and extractor above, an integrated dishwasher, complimentary tiling, downlights, two central heating radiators and space for a dining table and chairs. The kitchen is open to the family room and utility room.

## **Family Room**

A fantastic family space with rear facing French doors giving access to the garden, three side facing double glazed feature windows, a central heating radiator, downlights and two skylight windows offering an abundance of natural light.

## **Utility Room**

With a side facing sealed unit door. There are work surfaces housing the stainless steel sink and drainer with mixer tap beneath which is plumbing for a washing machine and space for a dryer. There is complimentary tiling and a wall amounted gas central heating boiler.

## **First Floor Landing**

With a storage cupboard, downlights to the ceiling and access to the loft.

## **Principle Bedroom**

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of handing and storage space. There is an AC unit and access to the en-suite shower room.

## **En-Suite Shower Room**

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is tiling to the walls and floor, central heating radiator and an extractor fan.

## **Bedroom Two**

With a rear facing double glazed window, a central heating radiator, AC unit and fitted wardrobes providing a range of handing and storage space.

## **Bedroom Three**

With a rear facing double glazed window, AC unit and a central heating radiator

## **Bedroom Four**

A double room with a front facing double glazed window, a central heating radiator, AC unit and laminate flooring.

## **Family Bathroom**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath with mixer tap, shower over and screen. There is tiling to the walls and floor, a central heating radiator, roof window and a rear facing obscure double glazed window.

## **Outside**

Situated on a spacious corner plot. To the front of the property there is a pebbled garden for ease of maintenance with a driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed low maintenance garden with paved patio and artificial lawn. There is a purpose built store, a brick built bar and area for a swim spa.

## **Garage**

## **Bar Area**

With additional storage to the loft space.



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## Fair Holme View, Armthorpe DONCASTER

- GUIDE PRICE £350,000-£360,000
- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS FRONT ASPECT LOUNGE
- OPEN PLAN DINING KITCHEN WITH FABULOUS FAMILY ROOM
- GROUND FLOOR WC AND UTILITY ROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£350,000-£360,000**



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Property Ref:  
DCR125672 - 0002

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Please note the marker reflects the postcode not the actual property



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