



Blakewood Drive, Blaxton Doncaster

welcome to

Blakewood Drive, Blaxton Doncaster

GUIDE PRICE £210,000-£220,000. Move straight into this well-presented modern three bedroom semi-detached home. Ideal for first time buyers and young families, benefiting from a spacious dining kitchen with bifolding doors to the rear garden, an en-suite master bedroom and off road parking.



Entrance Hall

With a front facing sealed unit door with double glazed side panel, spotlights to the ceiling, a central heating radiator, a useful storage cupboard and stairs which rise to the first floor.

Lounge

With a front facing double glazed bay window and a central heating radiator.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, splashback tiling and a heated towel rail.

Dining Kitchen

fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and cooker hood above, an electric oven and an integrated fridge-freezer. There is complimentary splashback, spotlights to the ceiling, a breakfast bar, tiled flooring, a central heating radiator and bifolding doors leading out to the rear garden.

Utility Room

Fitted with base units with work surface beneath which is space for a white goods. There are spotlights to the ceiling and a side facing sealed unit door.

First Floor Landing

With a useful storage cupboard.

Bedroom One

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, tiled flooring, downlights to the ceiling, a heated towel rail and a front facing obscure double glazed window.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath with shower over and screen. There is a partial tiling to the walls, tiled flooring, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

Outside

To the front of the property there is an artificial lawn section with a block paved driveway providing off road parking and a side access to the rear. To the rear of the property there is an enclosed low maintenance artificial lawned garden with paved patio, a raised seating area, a garden shed, power points and outside lighting.

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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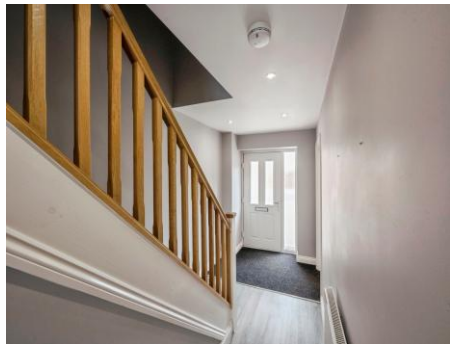
- GUIDE PRICE £210,000-£220,000
- MODERN AND WELL-PRESENTED THROUGHOUT
- BAY FRONTED LOUNGE
- DINING KITCHEN WITH BIFOLDING DOORS TO REAR GARDEN
- UTILITY ROOM AND GROUND FLOOR WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£210,000-£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126623 - 0002

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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