



Cheriton Avenue, Adwick-le-Street DONCASTER

welcome to

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This high spec four bedroom detached family home benefiting from two reception rooms, a spacious kitchen and a en-suite master bedroom. The property has a gated driveway providing ample off road parking, an outdoor hot tub and summer house ideal for entertaining.



Entrance Hall

An outside canopy with front facing door gives access to the entrance hall where there is a central heating radiator and stairs which rise to the first floor.

Lounge

17' 2" x 14' 5" (5.23m x 4.39m)

With a front facing double glazed window, a central heating radiator, decorative feature walls and a TV media wall with insert fire. There is coving to the ceiling, laminate flooring and access to the dining room.

Dining Room

14' x 8' 10" (4.27m x 2.69m)

With rear facing sliding patio doors, a central heating radiator and area for a dining table and chairs. There is access to the ground floor WC and kitchen.

Ground Floor W.C.

Fitted with a low flush WC, a central heating radiator and a rear facing obscure double glazed window.

Kitchen

Fitted with a range of solid oak wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has space for a fridge-freezer, plumbing for a washing machine and a dual fuel cooker with cooker hood above. There is a column style central heating radiator, spotlights to the ceiling and breakfast bar area. With front and rear facing double glazed windows

First Floor Landing

With a loft hatch.

Bedroom One

14' 6" max x 8' 10" (4.42m max x 2.69m)

With a front facing double glazed window, a central heating radiator and spotlights to the ceiling. There is access through to the dressing room.

Dressing Room

8' 9" x 5' 5" (2.67m x 1.65m)

With a front facing double glazed window and a range of hanging and storage space.

Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)

With a front facing double glazed window, a central heating radiator, loft hatch and spotlights to the ceiling. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit and a walk-in shower. There is laminate flooring and a rear facing obscure double glazed window.

Bedroom Three

10' 11" max x 10' 7" (3.33m max x 3.23m)

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

Bedroom Four

7' 2" x 6' 10" (2.18m x 2.08m)

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

Bathroom

A luxury suite which is fitted with a low flush WC, a wash hand basin on a vanity unit, a focal bath and a walk-in shower. There is a shaver point, wall to floor tiling, an extractor fan, spotlights to the ceiling and a side facing obscure double glazed window.

Outside

To the front of the property there is a brick pillared boundary wall with gates which give access to the block paved driveway providing off road parking. To the rear of the property there is an Indian stone patio with artificial lawn areas and a range of entertainment spaces including a hot tub area and outdoor bar/summerhouse ideal for entertaining. A side gate gives access to the front driveway and storage space.

Outdoor Bar / Summerhouse

19' x 9' 11" (5.79m x 3.02m)

With doors to the front.



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welcome to

Cheriton Avenue, Adwick-le-Street DONCASTER

- SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- POPULAR LOCATION
- IDEAL FOR A GROWING FAMILY
- DRESSING ROOM AND EN-SUITE SHOWER ROOM
- LUXURY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



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