



**Haydn Griffiths Way, Armthorpe Doncaster**



**welcome to**

**Haydn Griffiths Way, Armthorpe Doncaster**

Finished to a stunning specification, this luxury four bedroom detached home showcases an exceptional open plan living kitchen diner with island and bifold doors, a spacious lounge and a dedicated study ideal for home working. With two en-suite bedrooms including a luxury dressing room.



### **Entrance Hall**

A bright and welcoming hallway with central heating radiator, staircase to the first floor and access to the ground floor rooms.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, heated towel rail and partially tiled walls.

### **Utility Room**

Fitted with wall and base units with work surfaces housing the sink and drainer. There is a central heating radiator and internal door to the garage. Ideal for laundry and storage.

### **Study / Play Room**

A versatile room perfect for home working, children's play, or a hobby space, featuring a front facing double glazed bay window and central heating radiator.

### **Lounge**

A spacious and inviting reception room with a front facing double glazed bay window, central heating radiator and ample space for a range of furnishings.

### **Living Kitchen Diner**

A stunning open plan space fitted with a superb range of wall and base units with work surfaces housing the sink and drainer. The kitchen has a built-in hob, a double oven, fridge, freezer, and dishwasher. The feature island provides additional workspace and seating, making it ideal for socialising. There is a storage cupboard, a rear facing double glazed window, a central heating radiator and impressive bifolding doors complete this standout room.

### **First Floor Landing**

Providing access to all bedrooms and the family bathroom.

### **Bedroom One**

A beautifully presented double bedroom with a rear facing double glazed window, central heating radiator and access to the dressing room.

### **Dressing Room**

A luxury space offering excellent storage potential with a rear facing double glazed window and central heating radiator.

### **En Suite Shower Room**

Fitted with a shower cubicle, a low flush WC and a wash hand basin. There is a heated towel rail and double glazed window.

### **Bedroom Two**

A spacious double bedroom with a front facing double glazed window and central heating radiator.

### **En-Suite Shower Room**

Fitted with a shower cubicle, low flush WC, wash hand basin and heated towel rail.

### **Bedroom Three**

A generous double bedroom with a rear facing double glazed window and central heating radiator.

### **Bedroom Four**

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

### **Bathroom**

Fitted with a white three piece suite comprising of a bath, low flush WC and wash hand basin. There is a heated towel rail.

### **Outside**

The front of the property offers an attractive and well-maintained garden with a neat lawn and decorative planting. A generous driveway provides ample off road parking and leads to the integral garage. The rear garden is a standout feature, offering a generous and private outdoor space ideal for families and entertaining. A spacious lawn provides plenty of room for outdoor entertainment, while a spacious patio area is perfect for outdoor dining, summer barbecues or relaxing in the sun. The garden is fully enclosed, creating a secure and peaceful setting, with thoughtful landscaping that enhances both privacy and visual appeal.

### **Integral Garage**

With an up and over door, lighting, rear access door and wall mounted boiler.



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## Haydn Griffiths Way, Armthorpe Doncaster

- EXCEPTIONAL OPEN PLAN KITCHEN LIVING DINER WITH ISLAND AND BIFOLDING DOORS
- UTILITY ROOM AND GROUND FLOOR WC
- GENEROUS REAR GARDEN PERFECT FOR ENTERTAINING AND FAMILY LIFE
- DRIVEWAY AND INTEGRAL GARAGE
- SUPERB VILLAGE LOCATION

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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