



2 Church View , Doncaster , DN6 9RA
Offers In Excess Of £350,000 Freehold

Church View , Campsall

3 Bedrooms, 2 Bathroom

Offers In Excess Of £350,000

- Three bedroom detached Home
- Cul-de-Sac Location
- Stunning Gardens
- Off Street Parking for 3+ Cars
- Awesome Church Views
- Close to Good Schools
- Close to great Local Amenities

A very rare opportunity to purchase a stunning family home located in a quiet Cul-de-Sac in the beautiful conservation village of Old Campsall.

Briefly comprising of an entrance hall, WC, Living room, Dining Room, Kitchen, and Sun Room on the ground floor.

Located on the first floor is the master bedroom with a stunning ensuite bathroom two further bedrooms and a family shower room.

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Outside to the rear of the property, the stunning garden benefits from views of the historical Campsall Church. To the front of the property there is a driveway for off street parking and a further parking space to the side of the property.

The attached single garage has been given a makeover and now provides a utility area and additional storage with a range of fitted cupboards

ENTRANCE HALL 7' 0" x 6' 11" (2.14m x 2.13m) A warm and welcoming entrance hall

WC 7' 0" x 3' 1" (2.14m x 0.95m) A ground floor WC

LIVING ROOM 14' 7" x 16' 6" (4.45m x 5.04m) A generous living room with pale wood effect flooring. Patio doors open into the sun room and a feature fireplace with a multi fuel stove adds a homely feel to this lovely room

DINING ROOM 11' 1" x 9' 7" (3.39m x 2.94m) A multifunctional second reception room

KITCHEN 11' 1" x 9' 6" (3.38m x 2.90m) With a range of white wall and base units complimented with stone coloured granite worktops. The addition of integrated fridge, freezer and dishwasher a black free standing cooker and black extractor fan enhance the cottage appearance

SUN ROOM 21' 0" x 10' 6" (6.42m x 3.22m) A wow factor addition to your living space benefitting from under floor heating and stunning garden views

MASTER BEDROOM 11' 6" x 11' 4" (3.51m x 3.47m) A master bedroom with a range of fitted wardrobes and storage cupboards. Also benefitting from an ensuite bathroom

ENSUITE 7' 8" x 8' 3" (2.36m x 2.53m) A super stylish ensuite bathroom with a contemporary bath handbasin and WC

BATHROOM 8' 0" x 8' 7" (2.44m x 2.64m) Another

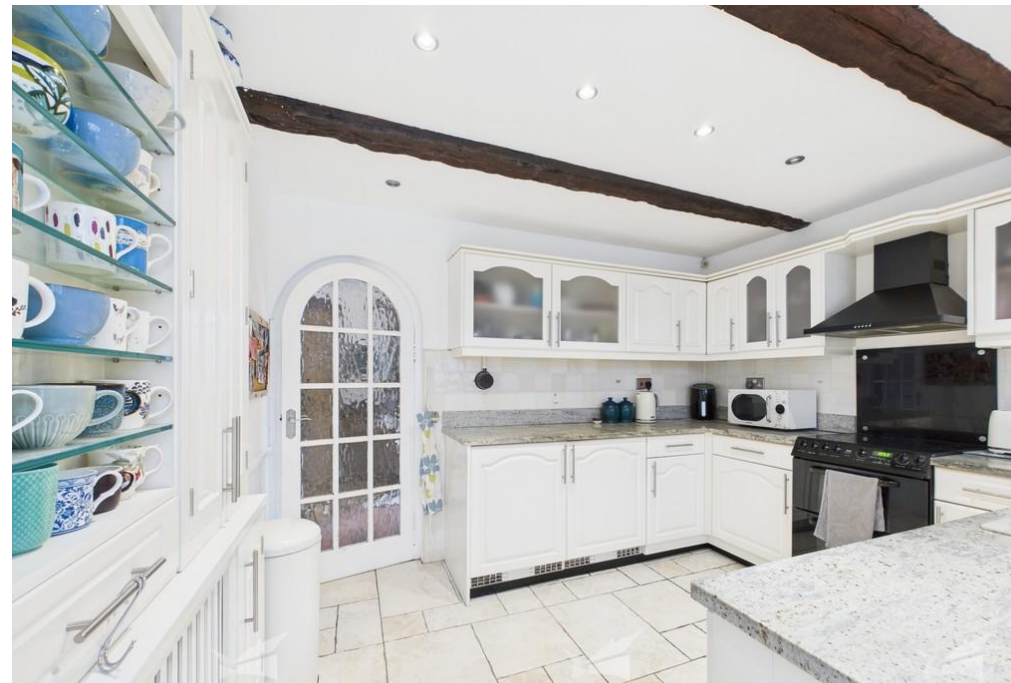
stylish bathroom with large walk-in-shower, WC, hand basin and storage cupboards

BEDROOM 10' 3" x 11' 0" (3.14m x 3.36m) A generous double bedroom benefitting from Church views

BEDROOM 7' 0" x 8' 5" (2.15m x 2.59m) A generous single bedroom

GARAGE The garage has been given a fantastic makeover and now offers a utility area with plumbing for a washing machine and tumble dryer and lots of additional storage units

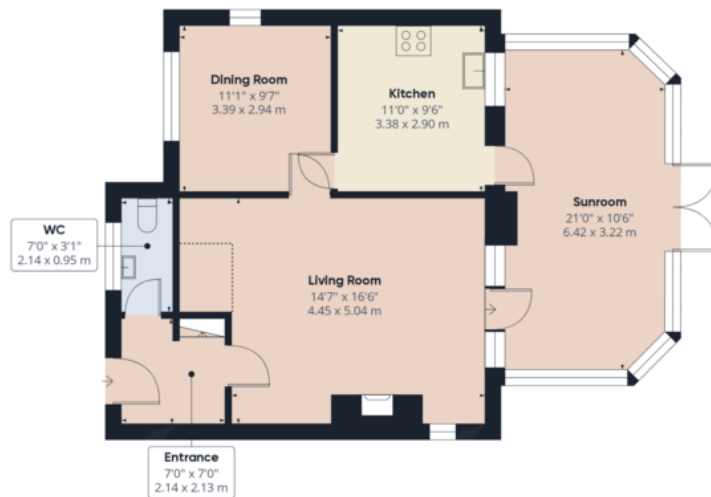
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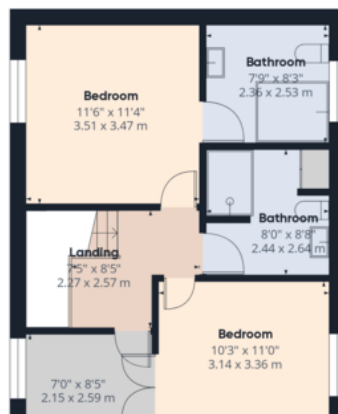
fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor



Approximate total area⁽¹⁾

1231.51 ft²
114.41 m²

Reduced headroom

13.36 ft²
1.24 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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