



3 Hartshorn Road, Armthorpe – DN3 3GZ

Doncaster

Offers in Region of **£270,000**

3 Hartshorn Road

Armthorpe, Doncaster

Immaculate three-bed detached in Armthorpe with open-plan kitchen, en-suite, versatile reception, landscaped garden, driveway, and great local amenities. Ideal for families and commuters. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately presented three-bedroom detached family home
- Three generous double bedrooms, master with en-suite
- Spacious open-plan kitchen/diner with integrated appliances
- Integrated ceiling sound system, ideal for entertaining
- Converted garage providing versatile additional living space
- Landscaped rear garden with patio and pergola
- Driveway providing off-road parking
- Sought after location close to local amenities and motorway links



Introducing this spacious and immaculately presented three-bedroom detached family home, situated on a highly desirable modern development in Armthorpe, Doncaster. Offering three generous double bedrooms, versatile living accommodation and a well-proportioned landscaped rear garden, this turnkey property is ideal for growing families and buyers seeking a home ready to move straight into. The ground floor welcomes you via a bright entrance hall with a convenient downstairs WC. To the front of the property is a stylish lounge, tastefully decorated with acoustic panelling and benefitting from a useful storage cupboard. The heart of the home is the impressive open-plan kitchen/diner, fitted with a range of modern wall and base units, complementary worktops and integrated appliances including an oven, induction hob, microwave, fridge/freezer and dishwasher. Patio doors open directly onto the rear garden, while an integrated ceiling sound system enhances the space, making it perfect for entertaining. Just off the dining area is the converted garage, providing a highly versatile additional room that could be used as a sitting room, playroom or home office.

To the first floor are three well-proportioned double bedrooms. The master bedroom features built-in mirrored wardrobes and a contemporary en-suite shower room. The remaining two bedrooms are served by a modern family bathroom.

Externally, the property boasts a generous rear garden, beautifully landscaped with a well-maintained lawn, patio seating area, pergola and a large storage shed. To the front, there is a driveway providing off-road parking, along with a neat lawned garden.

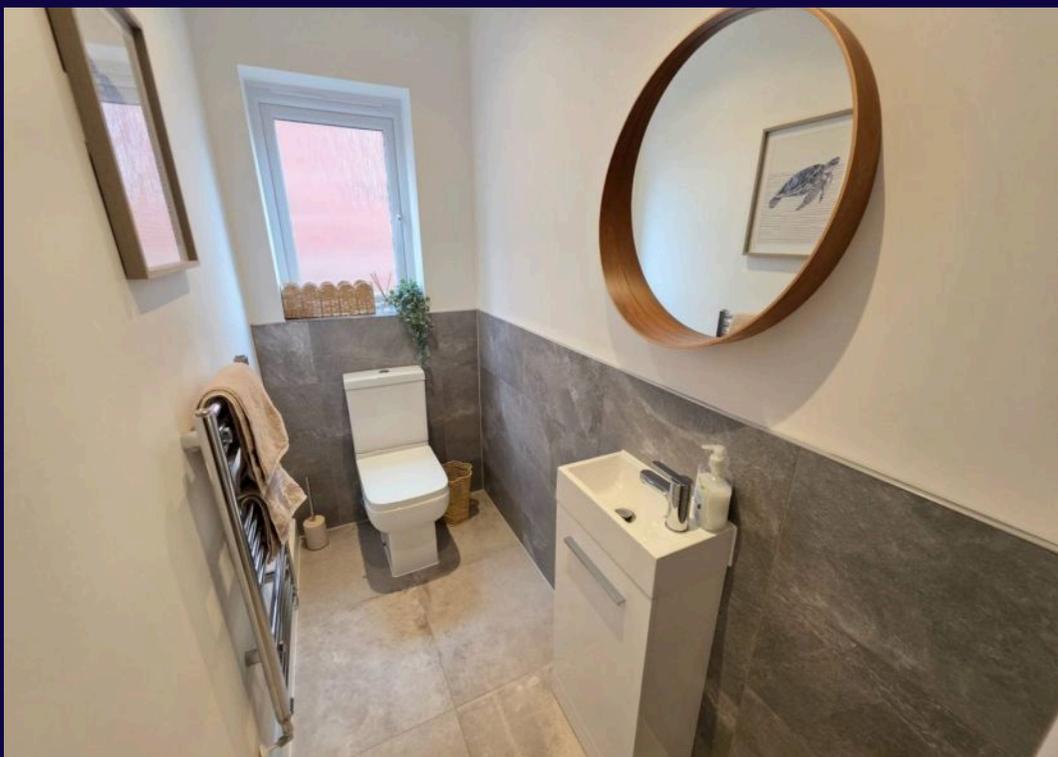
Location

The property is ideally located close to a wide range of local amenities including shops, supermarkets, takeaways, restaurants, health and leisure facilities, as well as well-regarded primary and secondary schools. Excellent transport links are also on hand, with the M18 just a stone's throw away, making this an ideal choice for commuters.

- Hall 4m x 1.8m
- Lounge 4.6m x 4m
- Kitchen 3.4m x 4m
- Dining Space 2.8m x 3m
- Sitting Room 2.8m x 3m
- W/C 1.1m x 2.2m
- Bedroom 1 4.4m x 3.8m
- Bedroom 2 3.5m x 3.3m
- Bedroom 3 3.1m x 4m
- Ensuite 1.3m x 3m
- Bathroom 2m x 2.9m













- Ground Floor 60 sqm
- First Floor 60 sqm
- Total 120 sqm

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.



- **Ground Floor 60 sqm**
- **First Floor 60 sqm**
- **Total 120 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.