



**Churchfield Close, Bentley Doncaster**

**welcome to**

**Churchfield Close, Bentley Doncaster**

GUIDE PRICE £160,000–£170,000. Located within a peaceful cul-de-sac in the popular location of Bentley is this beautifully maintained two bedroom semi-detached bungalow. The property is well-presented throughout and benefits from a gated driveway, a rear garden and available with no chain.



### **Entrance Hall**

With a front facing upvc door, a central heating radiator and a useful built-in storage cupboard, ideal for coats and household essentials.

### **Kitchen**

A well-appointed and functional kitchen with a front facing double glazed window. Fitted with a range of wall and base units with complementary work surfaces and an inset sink and drainer. Appliances include a gas hob with extractor hood, an electric oven, integrated fridge and freezer and plumbing for a washing machine, making this a practical and efficient workspace.

### **Lounge**

A bright and generously proportioned lounge, ideal for relaxing or entertaining. Featuring a front facing double glazed window, a central heating radiator and tiled flooring, the room is centred around a feature fireplace, creating a comfortable and inviting living area.

### **Bedroom One**

A spacious and tranquil main bedroom positioned to the rear of the property, enjoying views over the garden through a rear facing double glazed window. The room features a central heating radiator, fitted wardrobes and overhead high gloss additional spacious storage.

### **Bedroom Two**

A second bedroom, also rear facing with a double glazed window, fitted with a central heating radiator and loft access, making it ideal as a guest bedroom, study or hobby room.

### **Wet Room**

Designed with ease of use in mind, the wet room is fitted with a W.C, a wash hand basin and a walk-in shower area. Finished with a heated towel radiator, a side facing obscure double glazed window, panel effect walls and downlights to the ceiling.

### **Outside**

To the front, the bungalow enjoys a low-maintenance pebbled garden, enhancing kerb appeal, alongside a gated driveway to the side with views towards the church, providing secure, ample off road parking. To the rear, there is a generous enclosed lawned garden, perfect for relaxing, gardening, or entertaining, complemented by two garden sheds offering excellent storage solutions.



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## Churchfield Close, Bentley Doncaster

- GUIDE PRICE £160,000-£170,000
- QUIET & SOUGHT AFTER CUL-DE-SAC POSITION
- GATED DRIVEWAY WITH AMPLE OFF ROAD PARKING
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£160,000-£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126544 - 0002

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