





SIMPLY STUNNING EXTENDED FAMILY HOME WHICH BOASTS PERFECT SPACE FOR LIVING AND ENTERTAINING, YOU WILL NOT WANT TO MISS THIS ONE. This beautiful three bedroom extended semi-detached house is a great buy and will prove to be very deceptively spacious. Pleasantly presented throughout and positioned on a sought after road within the popular location of Armthorpe, this is sure to bring plenty of interest from purchasers. The property briefly comprises of entrance hallway, lounge, open plan kitchen/diner, extended dining room, conservatory extension, WC, stairs to the first floor landing, master bedroom with large en-suite shower room, two further spacious bedrooms, family bathroom, front garden, driveway provides parking, single integral garage and enclosed rear garden with astro turf/paved patio. AVAILABLE FOR SALE WITH NO CHAIN.

ENTRANCE PORCH/HALLWAY

5' 6" x 7' 8" (1.69m x 2.35m) The property is accessed via the front facing double glazed frosted door to the hallway, two front facing double glazed frosted windows, side facing double glazed frosted window, door to the integral garage, door to the lounge, radiator, laminate flooring and access to the stairs.

LOUNGE

11' 5" x 13' 3" (3.48m max x 4.04m) Lovely reception room to the front with double doors leading to the kitchen/diner, front facing double glazed window, radiator, television point, laminate flooring, coving and storage cupboard beneath the stairs.

KITCHEN/DINER

22' 2" x 7' 7" (6.78m x 2.33m) Fabulous kitchen/dining space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, five ring gas hob with extractor hood above, double electric oven, integrated dishwasher, space for a fridge/freezer, partially tiled splash backs, tiled flooring, coving, ceiling fan, door to the integral garage, door to the WC, open access to the extended dining area, open access to the conservatory and low level feature lighting.

DINING AREA

6' 7" x 10' 5" (2.02m x 3.20m) Additional versatile space perfect for dining with open access from the kitchen, rear facing double glazed French doors to the garden, side facing double glazed French doors to the conservatory, radiator, coving and laminate flooring.



CONSERVATORY

14' 0" x 10' 5" (4.29m x 3.20m) Fantastic additional family space at the rear overlooking the garden via the rear facing double glazed windows, rear facing double glazed French doors to the patio, open access to the kitchen, double doors to the dining area, tiled flooring and a radiator.







WC

3' 6" x 2' 10" (1.07m x 0.87m) Benefitting from a low flush WC, wash hand basin, partially tiled walls and tiled flooring.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

9' 6" x 4' 9" (2.90m x 1.47m) The landing provides access to all bedrooms/bathroom, two storage cupboards, coving and loft access point.

BEDROOM

11' 5" x 10' 1" (3.48m x 3.08m) Beautiful master bedroom with open wardrobe fixtures, door to the en-suite shower room, radiator and front facing double glazed window.

ENSUITE

6' 7" x 10' 3" (2.01m x 3.13m) Spacious en-suite shower room with corner shower cubicle, wall mounted shower with body jets, dual shower head, bidet, low flush WC, wash hand basin, partially tiled walls, spotlights, tiled flooring, extractor fan, heated towel radiator and front facing double glazed frosted window.

BEDROOM

7' 9" x 9' 9" (2.37m x 2.99m max) Further spacious bedroom overlooking the rear garden via the rear facing double glazed window, laminate flooring, radiator and coving.

BEDROOM

6' 7" x 17' 7" (2.01m x 5.36m) Extended bedroom with rear facing double glazed window, side facing double glazed window and a radiator.

BATHROOM

6' 4" x 5' 4" (1.95m x 1.64m) Lovely bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, jacuzzi style bath with jets, shower attachment, heated towel radiator, tiled flooring, tiled walls, spotlights and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Paved driveway to the front providing off street parking for two cars, lawned garden with wall to the front/sides and open access to the driveway.

INTEGRAL SINGLE GARAGE

6' 8" x 13' 5" (2.05m x 4.09m) Front roller door, two internal doors to the kitchen/hallway, water tap, plumbing for a washing machine and wall mounted boiler unit.

REAR GARDEN

Lovely paved patio over two tiers, astro turf areas, wall enclosure and a rear water feature.

NOTES:

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: 2014

LAST SERVICE: 03/03/2026

GAS/ELECTRIC METER LOCATION: GARAGE

WATER METER LOCATION: KITCHEN BENEATH SINK

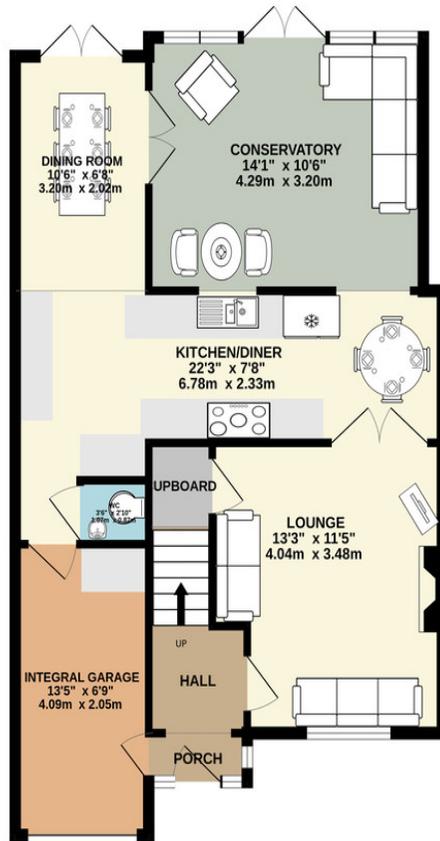
SERVICES: MAINS

GARDEN FACES: SOUTH

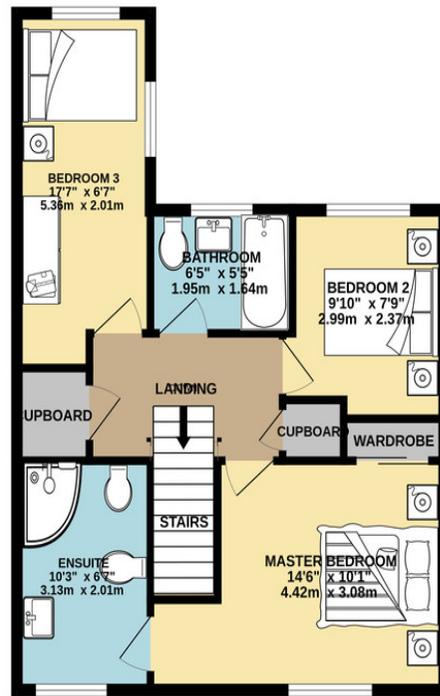
LOFT SPACE: NOT BOARDED



GROUND FLOOR
717 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



35 HORNSBY ROAD, DONCASTER

TOTAL FLOOR AREA : 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.