



**Owston Road, Carcroft Doncaster**



**welcome to**

**Owston Road, Carcroft Doncaster**

This beautifully presented spacious extended three bedroom family home is situated in this popular location with front and rear gardens, ample off road parking for several vehicles and a garage. No Chain.



### Entrance Hall

With a front facing sealed unit door, wooden panelling to dado height and engineered oak flooring.

### Downstairs W.C.

Fitted with a low flush WC and a was hand basin. There is wooden panelling to dado height and a side facing obscure double glazed window.

### Lounge

13' 3" to bay x 10' 7" to recess ( 4.04m to bay x 3.23m to recess )  
With a front facing double glazed bay window, a TV insert and a wall mounted central heating radiator.

### Dining Kitchen

16' 10" max x 14' 5" max ( 5.13m max x 4.39m max )  
With rear and side facing double glazed windows. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a five ring gas hob with extractor above, two Siemen ovens both with warming drawers beneath, a Siemen microwave, plumbing for a washing machine and an integrated dishwasher. There is complimentary tiling, under unit lighting, a central heating radiator, engineered oak flooring and space for a dining table and chairs. The dining kitchen is open to the family room.

### Family Room

With a central heating radiator, housing for an American style fridge-freezer and rear facing French doors with double glazed side panels leading out to the rear garden.

### First Floor Landing

With a side facing double glazed window, engineered oak flooring and a storage cupboard.

### Bedroom One

17' 1" x 9' 9" ( 5.21m x 2.97m )  
With a front facing double glazed bay window and a central heating radiator.

### Bedroom Two

10' 1" x 9' 10" to recess ( 3.07m x 3.00m to recess )  
With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

### Bedroom Three

8' 7" x 6' 7" ( 2.62m x 2.01m )  
With a front facing double glazed window, a central heating radiator and a wardrobe built over the bulk head for the stairs.

### Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is a chrome heated towel rail and tiling to the walls.

### Outside

To the front of the property there is a block paved driveway providing ample off road parking for several vehicles and in-turn leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with a block paved patio and decked patio area ideal for families and entertaining. There is an additional workshop positioned to the rear.

### Garage

With an up and over door, a side facing window and courtesy door to the garden.



***view this property online*** [williamhbrown.co.uk/Property/DCR124648](http://williamhbrown.co.uk/Property/DCR124648)



**welcome to**

## **Owston Road, Carcroft Doncaster**

- NO CHAIN
- LOUNGE WITH MEDIA WALL
- L-SHAPED DINING KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY ROOM WITH FRENCH DOORS TO REAR GARDEN
- THREE BEDROOMS AND BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£165,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR124648](https://williamhbrown.co.uk/Property/DCR124648)



Property Ref:  
DCR124648 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**