



Haydn Griffiths Way, Armthorpe Doncaster



welcome to

Haydn Griffiths Way, Armthorpe Doncaster

Finished to a stunning specification, this luxury four bedroom detached home showcases an exceptional open plan living kitchen diner with island and bifold doors, a spacious lounge and a dedicated study ideal for home working. With two en-suite bedrooms including a luxury dressing room.



Entrance Hall

A bright and welcoming hallway with central heating radiator, staircase to the first floor and access to the ground floor rooms.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, heated towel rail and partially tiled walls.

Utility Room

Fitted with wall and base units with work surfaces housing the sink and drainer. There is a central heating radiator and internal door to the garage. Ideal for laundry and storage.

Study / Play Room

A versatile room perfect for home working, children's play, or a hobby space, featuring a front facing double glazed bay window and central heating radiator.

Lounge

A spacious and inviting reception room with a front facing double glazed bay window, central heating radiator and ample space for a range of furnishings.

Living Kitchen Diner

A stunning open plan space fitted with a superb range of wall and base units with work surfaces housing the sink and drainer. The kitchen has a built-in hob, a double oven, fridge, freezer, and dishwasher. The feature island provides additional workspace and seating, making it ideal for socialising. There is a storage cupboard, a rear facing double glazed window, a central heating radiator and impressive bifolding doors complete this standout room.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

A beautifully presented double bedroom with a rear facing double glazed window, central heating

radiator and access to the dressing room.

Dressing Room

A luxury space offering excellent storage potential with a rear facing double glazed window and central heating radiator.

En Suite Shower Room

Fitted with a shower cubicle, a low flush WC and a wash hand basin. There is a heated towel rail and double glazed window.

Bedroom Two

A spacious double bedroom with a front facing double glazed window and central heating radiator.

En-Suite Shower Room

Fitted with a shower cubicle, low flush WC, wash hand basin and heated towel rail.

Bedroom Three

A generous double bedroom with a rear facing double glazed window and central heating radiator.

Bedroom Four

With a front facing double glazed window and central heating radiator.

Bathroom

Fitted with a white three piece suite comprising of a bath, low flush WC and wash hand basin. There is a heated towel rail.

Outside

The front of the property offers an attractive and well-maintained garden with a neat lawn and decorative planting. A generous driveway provides ample off road parking and leads to the integral garage. The rear garden is a standout feature, offering a generous and private outdoor space ideal for families and entertaining. A spacious lawn provides plenty of room for outdoor entertainment, while a spacious patio area is perfect for outdoor dining, summer barbecues or relaxing in the sun. The garden is fully enclosed, creating a secure and

peaceful setting, with thoughtful landscaping that enhances both privacy and visual appeal.

Integral Garage

With an up and over door, lighting, rear access door and wall mounted boiler.



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- EXCEPTIONAL OPEN PLAN KITCHEN LIVING DINER WITH ISLAND AND BIFOLDING DOORS
- UTILITY ROOM AND GROUND FLOOR WC
- GENEROUS REAR GARDEN PERFECT FOR ENTERTAINING AND FAMILY LIFE
- DRIVEWAY AND INTEGRAL GARAGE
- SUPERB VILLAGE LOCATION

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

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122399 - 0003

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