


# Dell Crescent,Hexthorpe Doncaster

william
h brown

***welcome to***

## Dell Crescent,Hexthorpe Doncaster

This stylishly appointed traditional bay window three bedroom semi-detached family home occupies a cul-de-sac position in this sought after residential location in Old Hexthorpe. The property has stunning open countryside views to the rear and off road parking to the front.













**Entrance Porch**
With double glazed storm doors and a further door which gives access to the entrance hall.

**Entrance Hall**
With a side facing double glazed window. There is a central heating radiator and a useful under stairs storage cupboard.

**Lounge**
Beautifully presented with a front facing double glazed bay window. The focal point of the room is the feature cast iron fireplace with decorative tiled hearth. There is a picture rail, coving to the ceiling and a central heating radiator. The lounge is open plan to the dining room.

**Dining Room**
With rear facing double glazed French doors with side panels which give access to the raised patio area. There is a central heating radiator and a picture rail.

**Kitchen**
Fitted with a range of quality wall and base units with coordinating work surfaces housing the ceramic 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob, an electric oven and an integrated washer dryer, fridge and freezer. There is complimentary tiling, downlights to the ceiling. With a side facing double glazed window and a side facing sealed unit door.

**Downstairs W.C.**
Fitted with a low level WC and a wash hand basin with splashback tiling. There is a wall mounted gas central heating boiler, a central heating radiator, downlights to the ceiling and access to the roof space. With an obscure double glazed window.

**First Floor Landing**
From the entrance hall stairs rise to the first floor landing which has a picture rail and access to the loft.

**Bedroom One**
With a front facing double glazed bay window. There is a central heating radiator and a picture rail.

**Bedroom Two**
With a rear facing double glazed window. There is a central heating radiator, a picture rail, fitted wardrobes with hanging and overhead storage cupboards and cupboards which extend over the bed.

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

**Family Bathroom**
Fitted with an attractive, contemporary style suite comprising of a WC, a wash hand basin with mixer tap and a panelled bath with thermostatic controlled shower over and shower screen. There is a heated towel rail, downlights to the ceiling and an extractor fan. With a rear facing obscure double glazed window.

**Outside**
The front of the property has been block paved to provide off road parking for two vehicles. To the rear of the property is an enclosed mainly laid to lawn garden with an array of shrubs, plants and trees to the borders and a decked patio area which is ideal for entertaining. The rear garden has open countryside views and views of the river.

**Notes**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- NO CHAIN
- SPACIOUS ACCOMMODATION THROUGHOUT
- DRIVE AND GARAGE PROVIDING AMPLE OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- GROUND FLOOR W.C

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

# £180,000











Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR125719 - 0004

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