

Bowland Close,Bentley Doncaster

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welcome to

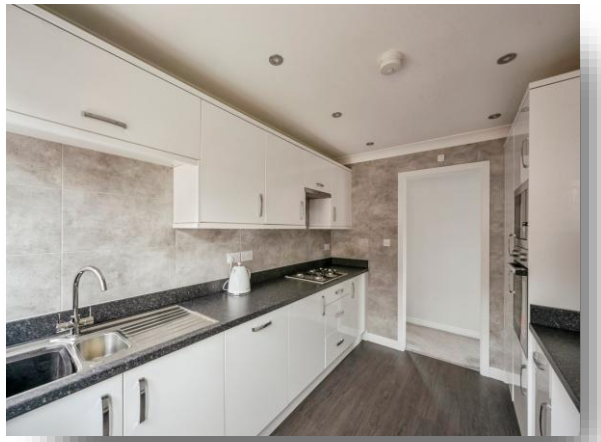
Bowland Close,Bentley Doncaster

This beautifully presented three-bedroom detached bungalow offers spacious and versatile single storey living, making it an ideal choice for a range of buyers seeking the convenience of ground floor accommodation.













Entrance Hall
With a side facing sealed unit door, a side facing double glazed window, a central heating radiator, spotlights and coving to the ceiling.

Lounge
With a front facing double glazed bay window, two central heating radiators, coving to the ceiling and a further side facing double glazed window.

Kitchen
Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a range of integrated appliances including a four ring gas hob with extractor above, an electric eye level oven and grill, an integrated microwave, fridge freezer, dishwasher and washing machine. There are spotlights to the ceiling, a central heating radiator, tiling to the walls, a side facing double glazed window and a door to the side garden.

Bedroom One
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two
With a front facing double glazed window over looking the driveway, a central heating radiator and coving to the ceiling.

Bedroom Three
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Family Bathroom
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with mixer tap. There is partial tiling to the walls, spotlights to the ceiling, a chrome heated towel rail and two side facing obscured double glazed windows.

Outside
To the front of the property there is a generous lawned garden with a driveway to the side, enclosed by gates which offers generous off road parking and intern leads to the detached garage. To the rear there is a well maintained garden with a lawn and a generous patio area, ideal for hosting and entertaining. There is a perimeter wall and ramped access to the property from the back and side and a green house.

Garage
With an electric roller shutter door and a side facing window.

Agent's Note
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.

welcome to

Bowland Close, Bentley Doncaster

- THREE BEDROOM DETACHED BUNGALOW WITH NO ONWARD CHAIN
- RECENTLY RENOVATED THROUGHOUT A HIGH SPECIFICATION
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DETACHED GARAGE AND SPACIOUS DRIVE
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127123

The Property Ombudsman

Property Ref:
DCR127123 - 0005

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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