

High Park Court, Bircotes Doncaster DN11 8GY

william h brown

welcome to

High Park Court, Bircotes Doncaster

A FRONT RUNNER... Deceptively spacious, modern living on this popular new development in Bircotes. IDEAL FAMILY HOME with four DOUBLE BEDROOMS. Available with NO ONWARD CHAIN and benefiting from a GOOD SIZE GARDEN, drive and garage.













Ground Floor Accommodation

Entrance Hall
Welcoming entrance hall with central heating radiator and stairs leading to the first floor landing.

Living Room
Spacious living room beautifully decorated with a bold feature wall and having a front facing double glazed window with fitted venetian blinds, central heating radiator and a fitted carpet.

Kitchen/Dining Room
Stunning kitchen fitted with shaker style cabinetry, complimentary work tops with matching upstands and a stainless steel sink with drainer. Benefitting from a host of integrated appliances including oven, gas hob with stainless steel splashback and extractor hood, fridge/freezer and dishwasher. Rear facing double glazed window and French doors both with fitted venetian blinds, central heating radiator, recessed lights and an useful under stairs storage cupboard.

Utility Room
Utility room with space for two under counter appliances. Rear facing half glazed entrance door, central heating radiator and access to the cloakroom.

Cloakroom
Fitted with a white wc and wash hand basin. Half tiled walls with trim.

First Floor Accommodation

Landing
Loft access (unboarded)

Bedroom One
Double bedroom with mirrored fitted wardrobes, front facing double glazed window with venetian blinds, fitted carpet and a central heating radiator.

En-Suite
En-suite to the main bedroom, fitted with a shower cubicle, wash hand basin and wc. Front facing double glazed window with obscure glass and fitted venetian blind, chrome heated towel rail and elegant tiling to the walls.

Bedroom Two
Double bedroom with a front facing double glazed window with venetian blind, fitted carpet and central heating radiator.

Bedroom Three
Double bedroom with a rear facing double glazed window with venetian blind, fitted carpet and central heating radiator.

Bedroom Four
A fourth double bedroom with a rear facing double glazed window with venetian blind, fitted carpet and central heating radiator.

Bathroom
Fitted with a white suite comprising a bath with shower over and screen, wc and pedestal wash hand basin. Pleasant tiling to the walls, rear facing double glazed window with obscure glass and a chrome heated towel rail.

External
Open plan to the front elevation with a smart block paved driveway with enough space for 2 vehicles. Grassed lawn with a variety of shrubs, external lighting and side gated pedestrian access to the rear garden.
To the rear of the property is a nice size garden well stocked to the borders and enclosed by timber fence panels. Benefitting from a paved seating area, water supply and security lighting.

Garage
Integral single garage with an up and over door.

Agents Notes
Please note that the AML fee covers 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.
This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

High Park Court, Bircotes Doncaster

- Immaculate Detached House, Former Show Home
- High Standard of Decoration and Finish
- Four Double Bedrooms
- Driveway and Garage
- Front and Rear Gardens

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

offers over

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BWY108495 - 0002

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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