



The Sycamores Brook Way, Arksey Doncaster

welcome to

The Sycamores Brook Way, Arksey Doncaster

GUIDE PRICE £390,000-£400,000

Situated in the popular village of Arksey, this spacious four-bedroom detached dormer bungalow offers generous accommodation throughout. The property benefits from front and rear gardens, off-road parking, and a garage, making it an ideal family home.



Entrance Hall

With a front facing door, a dado rail and laminate flooring. There is coving and downlights to the ceiling and a central heating radiator.

Lounge Dining Room

A spacious room with double glazed patio doors to the rear garden, there is a feature fireplace to the focal point of the room which houses the gas coal effect fire and a central heating radiator. There is a dado rail, coving to the ceiling, a side facing double glazed window and an open plan staircase which rises to the first floor landing.

Breakfast Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, an eye level electric oven and grill, plumbing for a dishwasher and space for an American style fridge freezer. There is complimentary splashback tiling, a breakfast island, spotlights, a central heating radiator and a side facing double glazed window.

Utility Room

With a rear facing double glazed window and a central heating radiator. The room is fitted with a range of base units with work surfaces above, with plumbing for a washing machine. There is a sink and drainer with mixer tap, complimentary splashback tiling, and access to the ground floor W.C.

Ground Floor W.C

Fitted with a W.C, a wash hand basin with mixer tap and complimentary tiling to the walls and floor. There is a rear facing obscured double glazed window and an extractor fan.

Bedroom One

Situated on the ground floor with a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite.

En-Suite Shower Room

Conveniently accessed off bedroom one and the entrance hall and is fitted with low flush W.C, a wash hand basin with mixer tap, a bidet and a shower cubical with shower. There is a side facing obscured double glazed window, tiling to the walls and floor, an extractor and a central heating radiator.

First Floor Landing

With a double glazed skylight window and access to the loft.

Bedroom Two

With two front facing dorma double glazed windows and a central heating radiator.

Bedroom Three

With two front facing double glazed dorma windows, a central heating radiator and mirrored fronted wardrobes.

Bedroom Four

With a double glazed skylights window, a central heating radiator and a useful storage cupboard.

Family Bathroom

Fitted with a W.C, a wash hand basin, a bidet and a bath with mixer tap. There is a skylight double glazed window, a shower cubical, partial tiling to the walls, an extractor fan and downlights to the ceiling.

Outside

To the front of the property, enclosed with iron gates there is a block paved driveway providing ample off road parking for multiple vehicles. The frontage is screened by mature shrubs, plants, and trees, offering privacy, along with access to the garage.

To the rear, there is a delightful enclosed garden, mainly laid to lawn with patio areas ideal for outdoor entertaining. The garden also features a purpose built BBQ, a fish pond, and a variety of trees and plants to the borders, as well as access to the garden

room.

Garden Room

A versatile space which could cater as a home office or entertainment space, with side and rear facing windows, double glazed French doors to the garden, laminate flooring and a bar area.

Garage



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Doncaster

- GUIDE PRICE £390,000-£400,000
- FOUR BEDROOM DETACHED DORMA BUNGALOW
- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS LOUNGE
- DINING KITCHEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

guide price

£390,000-£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126498 - 0003

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