



Haydn Griffiths Way, Armthorpe Doncaster

welcome to

Haydn Griffiths Way, Armthorpe Doncaster

GUIDE PRICE £375,000 - £400,000. 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.

Note

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



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- GUIDE PRICE £375,000 - £400,000.
- 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

Tenure: Freehold EPC Rating: B

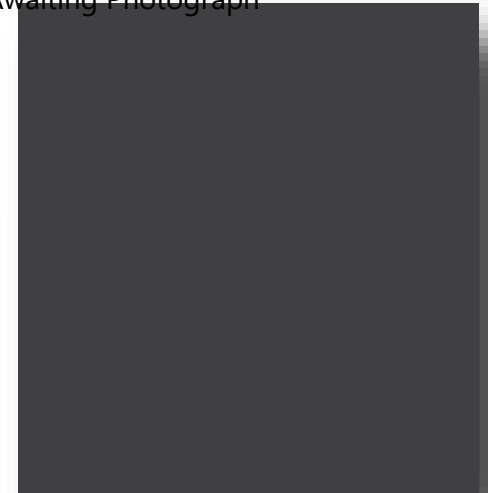
Council Tax Band: E

guide price

£375,000-£400,000



Awaiting Photograph



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Please note the marker reflects the
postcode not the actual property



Property Ref:
DCR122399 - 0004

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