



Coach House Victoria Road, Bentley Doncaster

welcome to

Coach House Victoria Road, Bentley Doncaster

GUIDE PRICE £180,000-£190,000. This beautifully converted two bedroom detached coach house is tucked away down a shared private lane, offering peace, charm and modern comfort. Stylishly finished throughout, it blends original character with contemporary open-plan living.



Entrance Hall

With a front facing sealed unit door and laminate flooring.

Lounge

16' 5" x 11' 2" (5.00m x 3.40m)

With a front facing double glazed bay window, two wall light points, a central heating radiator and laminate flooring.

Office

11' 10" x 7' 10" (3.61m x 2.39m)

A versatile room which could be used as an office, play room or beauty room.

Living Dining Kitchen

16' 5" x 15' 9" (5.00m x 4.80m)

With a front facing double glazed bay window and a front facing double glazed window. Fitted with a range of base units with coordinating wooden work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an electric oven and plumbing for a washing machine. There is a central island/breakfast bar with storage beneath, a feature rustic brick fireplace, downlights to the ceiling, a central heating radiator, ceramic flooring and an understairs storage cupboard housing the central heating boiler.

First Floor Landing

With a double glazed window, laminate flooring and a central heating radiator.

Bedroom One

15' 9" x 12' 6" (4.80m x 3.81m)

With a side facing double glazed window, two central heating radiators, a TV point and laminate flooring.

Bedroom Two

15' 9" x 11' 2" (4.80m x 3.40m)

With a side facing double glazed window, a TV point and a central heating radiator.

Bathroom

Fitted with a modern suite comprising of a low flush WC, a wash hand basin fitted into a vanity unit, a deep bath with mixer tap and shower attachment and a corner shower cubicle. There is a heated towel rail, tiling to the walls and floor and a skylight window.

Outside

The property is accessed by a shared private lane. The garden has an Indian stone tiled patio with a low maintenance artificial lawn and raised borders. There is a brick built store with double glazed window and sealed unit door.



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- GUIDE PRICE £180,000-£190,000
- SPACIOUS OPEN PLAN LIVING DINING KITCHEN WITH FOCAL ISLAND AND FEATURE RUSTIC BRICK FIREPLACE
- SPACIOUS BAY FRONTED LOUNGE
- SEPARATE OFFICE / PLAY ROOM / BEAUTY ROOM
- TWO DOUBLE BEDROOM WITH AMPLE NATURAL LIGHT

Tenure: Freehold EPC Rating: B

Council Tax Band: A guide price

£180,000-190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126263 - 0002

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