



**Chantry Close, Cantley Doncaster**



**welcome to**

## **Chantry Close, Cantley Doncaster**

Situated on a corner plot in the sought after location of Cantley is this spacious well-presented three bedroom detached family home. Benefiting from wrapped around gardens, off road parking and a detached garage.



### Entrance Hall

With a front facing obscure double glazed window and door, a central heating radiator and stairs which rise to the first floor landing.

### Lounge

21' 10" x 11' 1" ( 6.65m x 3.38m )

With a front facing double glazed window, two central heating radiators and a feature wall mounted fire. The lounge is open plan to the conservatory.

### Conservatory

12' 9" x 10' 10" ( 3.89m x 3.30m )

With rear and side facing double glazed windows and side facing patio doors leading out to the rear garden. There is a central heating radiator and a glazed roof.

### Kitchen Diner

21' 10" x 15' 3" ( 6.65m x 4.65m )

With a front facing double glazed window and a rear facing door. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer shower tap. The kitchen has an electric Range cooker with extractor above, under counter space and plumbing for a washing machine, an integrated dishwasher and housing for an American style fridge-freezer. There is splashback tiling, a breakfast bar, two central heating radiators, tiled flooring and an understairs storage cupboard.

### First Floor Landing

With a useful storage cupboard.

### Bedroom One

12' 6" max x 12' 9" max ( 3.81m max x 3.89m max )

With a front facing double glazed window and a central heating radiator.

### Bedroom Two

12' 6" max x 10' max ( 3.81m max x 3.05m max )

With a front facing double glazed window and a central heating radiator.

### Bedroom Three

14' 5" max x 9' ( 4.39m max x 2.74m )

With a rear facing double glazed window and a central heating radiator.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, a walk-in shower and a bath with shower attachment. There is a heated towel rail and tiling to the walls and floor.

### Outside

Situated on a corner plot. To the front of the property there is an enclosed lawned garden with shrubs, a block paved path and side access gates. To the side of the of the property there are double gates giving access to a driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with block paved patio, an outside tap and a garden shed.

### Garage

With an up and over door and a pitched roof.



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## Chantry Close, Cantley Doncaster

- PERFECT FOR GROWING FAMILIES
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- CORNER PLOT LOCATION
- MODERN KITCHEN DINER
- SPACIOUS ATTRACTIVE LOUNGE OPEN PLAN TO CONSERVATORY

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125120 - 0003

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