



Townfield Villas, Town Fields Doncaster



welcome to

Townfield Villas, Town Fields Doncaster

A unique detached bungalow offered with no onward chain, directly overlooking Town Fields. Perfectly positioned within walking distance of Hall Cross Academy and the City Centre, this versatile home is ideal for both families and retirement. Featuring a rare gated driveway and double garage.



Entrance Hall

A central hallway featuring a traditional central heating radiator, oak flooring and coving to the ceiling.

Lounge

An expansive living area featuring double glazed windows that frame stunning, picturesque views over Town Fields. The room includes two central heating radiators, a charming feature fireplace, coving to the ceiling and front and side facing double glazed windows.

Family Room

A substantial second reception space perfect for gatherings or formal dining, featuring double glazed windows and front facing French doors with a TV media feature wall, exposed beams providing character and charm, oak flooring and two cast iron central heating radiators.

Breakfast Kitchen

A high specification kitchen fitted with wall and base units with premium granite worktops housing the sink and drainer. The kitchen has a matching granite breakfast bar, tiled flooring and a range of integrated appliances including a dishwasher, a double oven and a four ring induction hob with an extractor hood above. The space is finished with attractive tiled splashbacks and includes a rear facing double glazed window and a central heating radiator.

Utility Room

A practical space with a rear facing double glazed window and a central heating radiator, providing laundry facilities with plumbing for a washing machine, tiled splashback, tiled flooring and rear facing composite door and useful storage cupboard.

Bedroom One

A generous primary double bedroom featuring a rear facing double glazed window, a central heating radiator with a range of fitted wardrobes and direct access to the en-suite.

En-Suite Shower Room

A modern wet room style suite featuring twin vanity basins with glass effect window, low flush WC, bidet and a double walk-in shower. There is a skylight window, a central heating radiator, wall lights and a rear facing obscure double glazed window.

Bedroom Two

A spacious second double bedroom featuring a front facing double glazed window, fitted furniture and a central heating radiator.

Bedroom Three

A well-proportioned versatile room featuring a central heating radiator and natural ceiling lighting, perfect as a guest room or office space.

Bathroom

A contemporary four piece suite including a bath with shower attachment, a separate shower cubicle, a wash hand basin and low flush WC. Featuring a double glazed obscure window through to the en-suite, a central heating radiator, tiled flooring, partial tiling to the walls and downlights to the ceiling.

Outside

To the front of the property there is an enclosed lawned garden with decked patio, character sleepers, all positioned to enjoy picturesque views towards Town Fields. To the rear, the property features a private garden and a gated driveway accessed via Lawn Avenue. This shared gated access with the neighbouring property provides off road parking and access to the double garage.

Double Garage

A substantial brick built double garage accessed via the rear gates, equipped with electric roller shutter doors and a pedestrian side door.

Outside W.C.

Located within the outbuilding area, featuring a side facing obscure double glazed window and its own external door for convenient access linked to the double garage.



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- UNIQUE DETACHED BUNGALOW WITH VIEWS OVER TOWN FIELDS
- PRIME POSITION WITH CLOSE LINKS TO DONCASTER CITY CENTRE, THE RACE COURSE AND DONCASTER ROYAL INFIRMARY
- NO ONWARD CHAIN
- DRIVEWAY AND DOUBLE GARAGE ACCESSED VIA LAWN AVENUE
- MODERN KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124763 - 0002

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