



Davenport Close, Armthorpe Doncaster

welcome to

Davenport Close, Armthorpe Doncaster

Situated on this highly sought after development and benefiting from a NHBC warranty is this impressive dual aspect four bedroom detached family home. The property benefits from close links to a range of local amenities, a stunning kitchen dinner and a beautiful landscape rear garden.



Entrance

With a front facing composite door, stairs which rise to the first floor landing and a central heating radiator.

Dining Kitchen

Fitted with a range of extensive high gloss wall and base units with coordinating worksurafces which incorporates the sink and drainer with mixer tap. There is a range of integrated appliances including a fridge and dishwasher, there is a four ring gas hob with extractor above, a breakfast bar area and space for a dining table and chairs. The room offers an abundance of natural lights with two side facing double glazed windows, a central heating radiator and access to the utility room.

Utility Room

Fitted with a range of wall and base units beneath which is plumbing for a washing machine, space for a fridge freezer and a central heating radiator. A side door provides access to the sheltered car port and garden beyond.

Ground Floor W.C

With a low flush W.C, a hand wash basin and a central heating radiator.

Lounge

With rear facing French doors which outlook onto the rear garden, there is a front facing double gazed window and a central heating radiator.

First Floor Landing

With a central heating radiator.

Bedroom One

With front facing and side facing double glazed windows, fitted wardrobes, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a hand wash basin with mixer tap and a shower cubical with shower. There is wall to floor tiling, a central heating radiator and a

front facing obscured double glazed window.

Bedroom Two

With a front facing double glazed window, a central heating radiator, a loft hatch and access to the second en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a hand wash basin and a shower cubical with shower. There is a side facing obscured double glazed window, wall to floor tiling and a central heating radiator.

Bedroom Three

With a front and side facing double glazed windows, built-in wardrobes and a central heating radiator.

Bedroom Four

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

Family Bathroom

Fitted with a low flush W.C, a hand wash basin and a bath with shower screen and shower. There is tiling to the walls and a rear facing obscured double glazed window.

Outside

To the front there is a graveled low maintenance garden, whilst to the side there is a brick sheltered car port which could conveniently cater as a garage and provides generous off road parking. A side gate gives access to the rear garden.

Rear

Beautifully landscaped with raised sleepers, lawned sections and a extended patio area. There is fencing to the perimeter to provide privacy.



view this property online williamhbrown.co.uk/Property/DCR125798



welcome to

Davenport Close, Armthorpe Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- GENEROUS CORNER PLOT POSITION
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR125798



Property Ref:
DCR125798 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk