



**Franklin Crescent, Bennetthorpe Doncaster**



**welcome to**

**Franklin Crescent, Bennetthorpe Doncaster**

Situated in the heart of Doncaster, this well-presented three bedroom semi-detached family home offers generous and versatile living accommodation throughout, benefiting from a bay fronted lounge, a garden room, a ground floor W.C. and convenient utility room. Ideal for a growing or extended family!



### Entrance Porch

With a front facing double glazed window and a further door into the entrance hall.

### Entrance Hall

With oak flooring, stairs which rise to the first floor landing, underfloor heating and a useful storage cupboard. An archway give access into the lounge.

### Lounge

With a front facing double glazed bay window, oak flooring with underfloor heating, coving to the ceiling and a feature fireplace with Warmsworth stone hearth housing the multi fuel log burner.

### Kitchen

Fitted with a range of solid oak wall and base units with coordinating wooden work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven and grill, complimentary tiling, a focal breakfast island and space for a fridge and freezer. Further features include underfloor heating, access to the utility room, ground floor W.C. and an archway leading into the garden room/conservatory.

### W.C.

Fitted with a low flush W.C, a wash hand basin and a side facing obscure double glazed window.

### Storage Pantry

Located just off the kitchen and is conveniently fitted with a range of shelving and storage plus a heated towel rail.

### Utility

With a sink and drainer, plumbing for a washing machine, a rear facing double glazed window and a side facing door to the garden and passageway.

### Conservatory

With side and rear facing double glazed windows, double glazed bifolding doors which open onto the garden and oak flooring with underfloor heating.

### First Floor Landing

With access to the loft via a hatch with a pull down ladder. The loft is fully boarded, providing useful storage space.

### Bedroom One

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

### Bedroom Two

With a rear facing double glazed window, a central heating radiator and fitted solid oak wardrobes.

### Bedroom Three

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

### Bathroom

Tastefully decorated and fitted with a low flush W.C., wash hand basin and a shower cubicle with fitted shower. There is a rear facing double glazed window, complimentary tiling to the walls and a towel radiator.

### Outside

To the front of the property is a low maintenance hard landscaped garden, enclosed by a brick wall. There is off road parking with a wall mounted EV charger. To the rear is a generous and well established garden, featuring a pergola seating area ideal for hosting and entertaining. The garden is mainly laid to lawn with two versatile workshops benefiting from power. Further features include a pond, a variety of mature fruit trees and an additional potting shed.

### Summer House / Office

With a lean to shed attached, double glazed side facing French doors, a side facing window, power and lights.

### Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



**view this property online** [williamhbrown.co.uk/Property/DCR127211](http://williamhbrown.co.uk/Property/DCR127211)



welcome to

## Franklin Crescent, Bennetthorpe Doncaster

- POPULAR SOUGHT AFTER LOCATION
- SITUATED CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- WELL-PRESENTED FRONT AND REAR GARDENS
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR127211](https://www.williamhbrown.co.uk/Property/DCR127211)



Property Ref:  
DCR127211 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**