

Doncaster Road, Armthorpe Doncaster

william h brown

welcome to

Doncaster Road,Armthorpe Doncaster

A beautifully presented three bedroom semi-detached period home overlooking a pleasant green space. Highlights include an expansive open-plan kitchen diner, elegant lounge with open fireplace, conservatory and a private rear garden. Ideal for a growing or extended family!













Entrance Hall
Welcoming entrance hall accessed via a composite front door, featuring panelling, stairs which rise to the first floor landing, and a stylish vertical central heating radiator.

Lounge
A beautifully appointed main reception room flooded with natural light from a front facing double glazed window. The room centres around a focal feature electric log burner, set alongside tiled hearth, laminate flooring, feature panelling and two central heating radiators with double french doors that lead to the conservatory.

Kitchen / Dining Room
The expanded kitchen/dining room serves as a spectacular open-plan heart of the home, featuring timber window sills, laminate flooring, decorative wall panelling, and under-stairs storage. The kitchen offers stylish units with coordinated work surfaces, a ceramic sink with a vintage tap, tiled splashbacks, space for a seven-ring range cooker with hood, and room for a fridge freezer. Enjoying abundant natural light from a front window and two rear double glazed windows, it also includes a side stable door to the garden and utility space, alongside a dedicated dining area with standard and anthracite radiators.

Conservatory
A substantially proportioned garden room offering versatile extra reception space, featuring full height double glazed windows that frame delightful garden views. Finished with stone paved flooring and double doors opening directly outside, this bright living space creates a seamless connection to the garden for year round enjoyment.

First Floor Landing
A light filled central landing with a rear facing double glazed window, feature wall panelling, central heating radiator and access to all first floor accommodation.

Bedroom One
A spacious and characterful principal bedroom boasting feature wall panelling, extensive built-in wardrobes, a front facing double glazed window enjoying pleasant views over the front green and driveway, and a central heating radiator.

Bedroom Two
A well-proportioned double bedroom featuring a front facing double glazed window overlooking the front driveway and further green space, a built-in storage cupboard and a central heating radiator.

Bedroom Three
A third bedroom with a rear facing double glazed window and a central heating radiator, ideal as a bedroom, nursery, or home office.

Bathroom
An exquisitely styled traditional family bathroom featuring a roll-top bathtub with rainfall effect overhead shower, pedestal wash hand basin with tiled splashbacks, high flush feature WC, heated traditional towel radiator, extractor fan, and a rear facing double glazed window, with mosaic effect cushioned flooring.

Outside
The front of the home features an impressive gravelled driveway providing ample off-road parking, set behind mature hedging with direct views over the outward looking green space. A side archway gate provides secure access to the rear garden. To the rear, the private garden is securely bounded by fencing with access to the rear double garage. Mainly laid to lawn with an extensive patio area, it features a dedicated family garden/recreational play space ideal for a trampoline. The outdoor setup includes a highly practical outdoor utility building and store, fitted with wall and base units, a sink with drainer, plumbing for a washing machine, space for a tumble dryer, and a separate outdoor WC.

Double Garage
An impressive double garage situated to the rear of the plot with access via the rear service lane, featuring two rear facing twin up-and-over doors, a side personal access door leading directly into the rear garden, a rear facing double glazed window, power, and lighting with rear fencing that beyond leads to the rear service lane behind the double garage.

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.

welcome to

Doncaster Road, Armthorpe Doncaster

- STYLISH THREE BEDROOM SEMI-DETACHED PERIOD FEATURE HOME
- IMPRESSIVE OPEN-PLAN KITCHEN & DINING ROOM
- GENEROUS CONSERVATORY EXTENSION
- ELEGANT LOUNGE WITH FEATURE LOG BURNER FIREPLACE
- TRADITIONAL FAMILY BATHROOM WITH ROLL-TOP BATH AND SHOWER

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126575

The Property Ombudsman

Property Ref:
DCR126575 - 0002

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

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

williamhbrown.co.uk