

**3 Bedroom(s), Detached Bungalow, Freehold**

**Summerfields Drive, Blaxton, Doncaster.**



- 3D Virtual Tour Available
- Sought After Location
- Conservatory
- Rear Enclosed Garden

- Detached Bungalow
- Detached Garage And Driveway Allowing For Multiple Cars To Park
- Three Bedrooms
- Bathroom

**£249,000**

**Reduced**

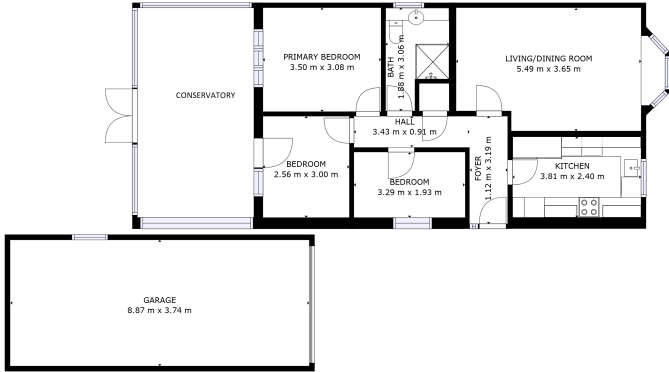
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Welcome to your dream home in Blaxton, Doncaster! This exquisite 3-bedroom detached bungalow is a perfect blend of modern luxury and timeless charm, offering a serene escape in a desirable location. Situated in the sought-after Blaxton neighborhood in Doncaster, this property offers a peaceful and friendly community atmosphere. The location provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both convenience and a peaceful lifestyle.

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 71 m<sup>2</sup>; EXCLUDED AREAS:  
GARAGE: 33 m<sup>2</sup>; PORCH: 12 m<sup>2</sup>  
TOTAL: 71 m<sup>2</sup>  
SIZES AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Lounge And Dining Room



## Kitchen



## First Bedroom





**Second Bedroom**



**Third Bedroom**



**Bathroom**



**External**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £1100

Average Annual Gas Bills - Approx. £1000

Average Annual Water Bills - £553



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 12/12/2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 12/12/2018

Boiler Location - Loft

Approximate Electrical System Installation Date - First built in 1989

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 