

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

**Holly Dene, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- Garage and Driveway
- Lounge Diner
- Contemporary Family Bathroom Suite
- Local Amenities and Transport Links

- Three Bedroom Extended Detached Family Home
- Front and Rear Garden
- Modern Kitchen
- Popular Location in Armthorpe
- Ground Floor W/C

**£275,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Nestled in the sought-after area of Armthorpe, this well presented and extended 3-bedroom detached family home on Holly Dene offers a spacious and practical layout, perfect for growing families. Set back from the road with a driveway, front garden, and garage. Upon entering, you are greeted by a welcoming hallway with a convenient ground floor W/C, leading into a generously sized lounge diner – ideal for entertaining or relaxing with the family – featuring patio doors that open onto the rear garden. The home benefits from a modern kitchen fitted with stylish units and integrated appliances, offering a functional and contemporary cooking space. Upstairs, the property continues to impress with three well-proportioned bedrooms and a contemporary family bathroom suite. To the rear, you'll find a private and well-maintained garden, perfect for children to play or for summer gatherings. Located in a popular residential area, this fantastic home is close to local schools, shops, and transport links, making it an excellent choice for families and professionals alike.

## Ground Floor

## Lounge Diner

## Floor Plan

## Entry



## W/C





## Kitchen



## First Floor

### Floor Plan

### Bedroom One



### Bedroom Two



### Bedroom Three



### Family Bathroom





## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Upstairs

Approximate Electrical System Installation Date -

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.





*We make it happen.*

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## Energy Performance Certificate