

4 Bedroom(s), Detached House, Freehold

Harpenden Drive, Dunscroft, Doncaster.



- 3D Virtual Tour Available
- Four Bedrooms
- En - Suite to Master Bedroom
- Lounge And Dining Room
- Ground Floor W/C

- Detached and Well Presented Family Home
- Kitchen And Utility Room
- Kitchen Diner
- Utility Room
- Garage And Driveway Allowing For Multiple Cars To Park

**Offers over
£220,000
For Sale**

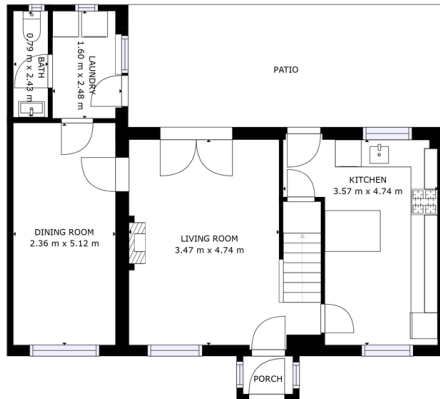
Book your viewing today Tel: 01302 247754

Owner's View

This home features a large kitchen with plenty of cupboards which was added around five years ago. All rooms have 1 tv aerial sockets. The loft has been fully boarded out making an idea space for storage. The central heating System is a gas Combi boiler is 7 years old serviced regularly. 4 of the bedrooms have good size built in wardrobes. The en suite in the master bedroom has a double size shower cubicle. And in the bathroom there's a shower over the bath. The utility room has space for washing machine and tumble dryer at the side of it great space for drying clothes. The property has a downstairs toilet in the utility area. It has A beautiful garden plenty of colour all year round artificial grass making it l easy manageable garden. In the back garden there is also a gazebo which is perfect for entertaining all summer with an outdoor Electric plug socket. The back garden has sun from 11am onwards. Making it a perfect space for entertaining and relaxing

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 34 m², FLOOR 2: 34 m²
EXCLUDED AREAS: - PATIO: 21 m²
- PORCH: 1 m²
TOTAL: 109 m²

Matterport

Kitchen Diner



Utility Room



Lounge



Dining Room



Ground Floor W/C



First Floor

Floor Plan

Master Bedroom



En Suite



Second Bedroom



Third Bedroom



Fourth Bedroom





Family 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 - £600

Average Annual Gas Bills - £700

Average Annual Water Bills - £240

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -6 or 7 years ago

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



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Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Cupboard in the bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - & years ago

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

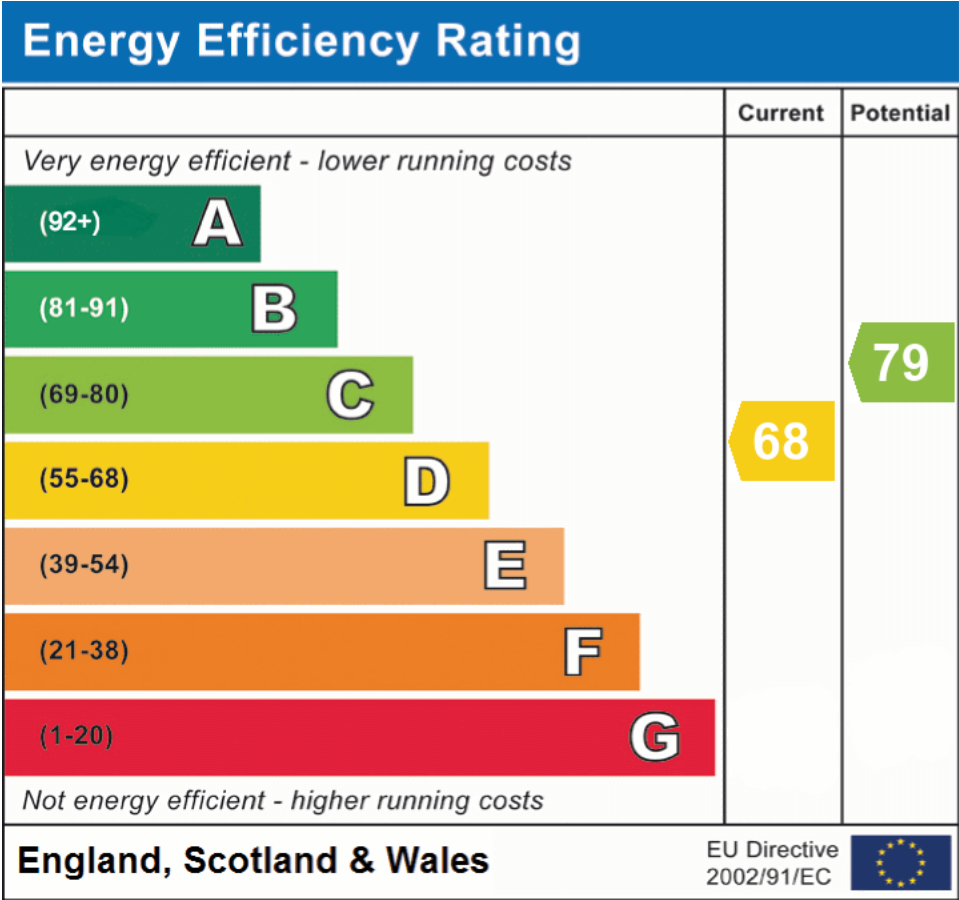
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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

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Energy Performance Certificate



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