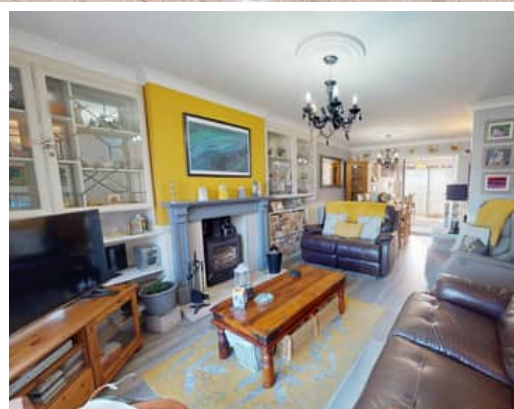


3 Bedroom(s), Semi-Detached House, Freehold

Gunhills Lane, Armthorpe, Doncaster.



- 3D Virtual Tour Available
- Driveway and Front Garden
- Kitchen
- Second Reception Room Currently Used as a Snug/TV Room
- Popular Location in Armthorpe

- Extended Three Bedroom Semi Detached Family Home
- Rear Enclosed Garden
- Lounge Diner
- Outbuilding/Sun Room
- Modern Family Bathroom

£250,000
For Sale

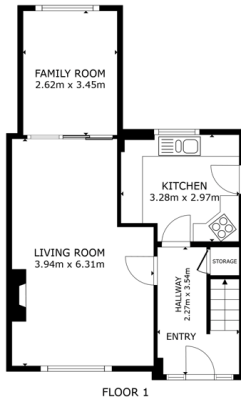
Book your viewing today Tel: 01302 247754

Owner's View

Nestled in the heart of the ever-popular Armthorpe area, this beautifully extended three-bedroom semi-detached home offers a perfect blend of modern living and comfortable family space. This well-presented property is ideal for growing families or those looking for extra room to relax and entertain. Step inside to discover a spacious layout featuring a bright and welcoming lounge diner, a versatile snug perfect for a home office or playroom, and a kitchen with ample storage and workspace. Upstairs, the home boasts three bedrooms and a modern family bathroom designed with both style and practicality in mind. Outside, the property continues to impress with a driveway providing off-road parking, a tidy front garden, and a private enclosed rear garden ideal for outdoor living. A standout feature is the outbuilding/summer house, cleverly connected to the main house, offering additional space for a home gym, studio, or relaxing retreat. This is a fantastic opportunity to secure a family-friendly home in a with excellent local amenities, schools, and transport links close by.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 50.2 m² FLOOR 2: 38.2 m²
TOTAL: 88.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

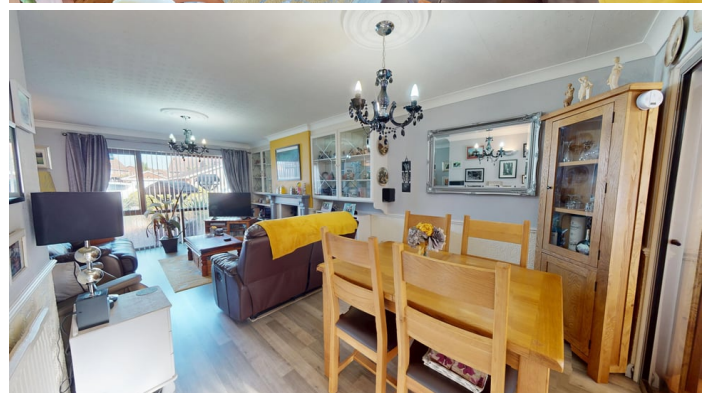
Entry



Kitchen



Lounge Diner

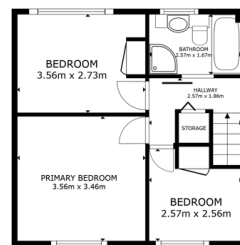




Snug



Floor Plan

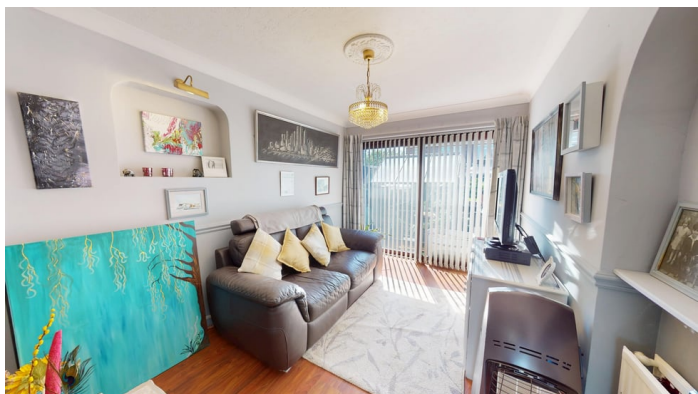


FLOOR 2

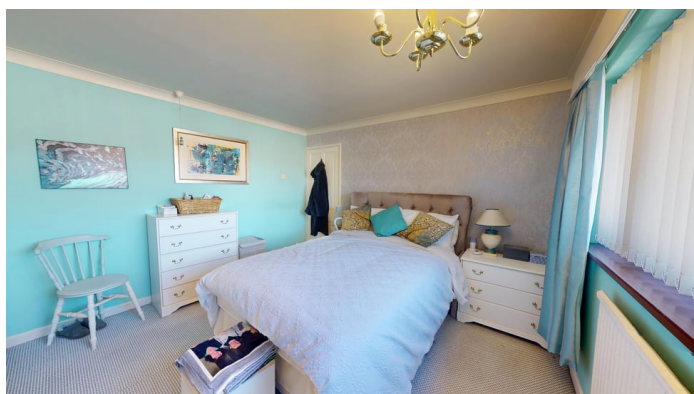
GROSS INTERNAL AREA
FLOOR 1: 10.15 m² FLOOR 2: 10.2 m²
TOTAL: 20.35 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Master Bedroom



Outbuilding/Sun Room



First Floor



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Electricity Storage Battery - 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.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - Yes (There is a lease agreement with a third party)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen cupboard

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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