

4 Bedroom(s), Detached House, Freehold

Tatenhill Gardens, Cantley, Doncaster.



- 3D Virtual Tour Available
- Modern Fitted Kitchen
- Family Room/Dining Room
- Family Bathroom and Ground Floor W/C
- Rear Enclosed Garden with Shed and Bar

- Four Bedroom Detached Family Home
- Spacious Lounge
- Integral Garage with Utility Space
- En Suite to Master Bedroom
- Garage and Driveway for Four Cars

£380,000

For Sale

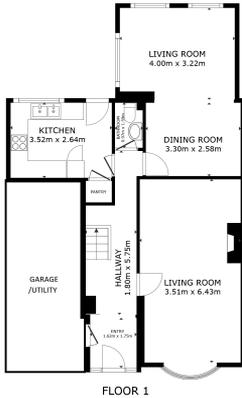
Book your viewing today Tel: 01302 247754

Owner's View

This established detached family property situated in the quiet road of Tatenhill Gardens has the benefit of 4 parking spaces to the front. The house consists of a long welcoming entrance hall with and garage and utility area that can be accessed from it. Sizeable lounge with feature fireplace, separate dining room/second lounge with feature fireplace. Kitchen with integrated fridge freezer and dish washer, downstairs toilet. Upstairs consists of 4 double bedrooms. Master bedroom with ensuite and fitted wardrobes. Second bedroom has fitted wardrobes. Main bathroom with bath and shower cubicle. Loft is boarded and offers extensive storage. Extensive storage throughout. Garden is paved with a garden shed and ideal for entertaining. Close to all amenities including shops bars and doctors.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 70.0 sq. ft. FLOOR 2: 84.6 sq. ft.
TOTAL: 154.6 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Kitchen



Lounge





Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Approximate Water Heating Installation Date - 8/12/2021

Boiler Location - Garage

Approximate Electrical System Installation Date - Standard (Brick)

Permanent Loft Ladder - No

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.

Rear Garden



Property Information

Council Tax Band - D

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 - 8/12/2021

Water Heating System - Gas boiler (Combi)

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	