

5 Bedroom(s), Detached House, Freehold

Aldesworth Road, Cantley.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner and Utility Room
- Five Double Bedrooms En Suite to Master
- Spacious Corner Plot with Gardens to the Side and Rear
- Converted Garage Currently Used as a Salon with W/C

- Stunning Detached Family Home Built Over Three Floors
- Study
- Two Shower Rooms and Ground Floor W.C
- Popular Location
- Driveway Allowing for Off Road Parking

**Offers in Region
of
£360,000
For Sale**

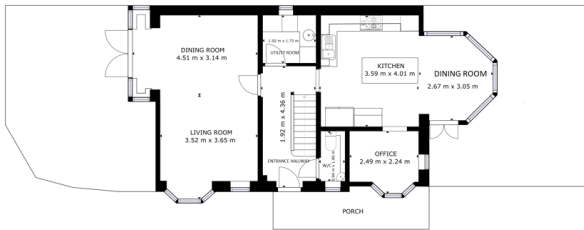
Book your viewing today Tel: 01302 247754

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... We built this 5 double bedroom detached 3 storey family home in 2007, the property has provided so much space to meet the needs of a growing family, enjoying two side gardens. The lounge /diner leads onto a private side gardens which enjoys the sun from mid morning through to the evening. The open plan kitchen with living /study area is the hub of house, patio doors lead from here into another side garden, a great space for entertaining, having an outdoor clay pizza oven and prep area. We have converted the large garage into a beauty room so this is great if you are self employed, or need a space to work from with its own cloakroom/toilet and separate entrance area, and upstairs storage too. We are close to all local amenities and on a bus route to Doncaster city centre.

Ground Floor

Floor Plan



FLOOR 1

APPROXIMATE AREA
FLOOR 1: TOTAL AREA: 31.00 SQ METERS (34.72 SQ FT)
BUILT AREA: 28.00 SQ METERS (30.46 SQ FT)
UNBUILT AREA: 3.00 SQ METERS (3.26 SQ FT)
TOTAL AREA: 34.00 SQ METERS (36.98 SQ FT)

Matterport

Kitchen Diner



Open Plan Lounge and Dining Room





Study



Utility Room

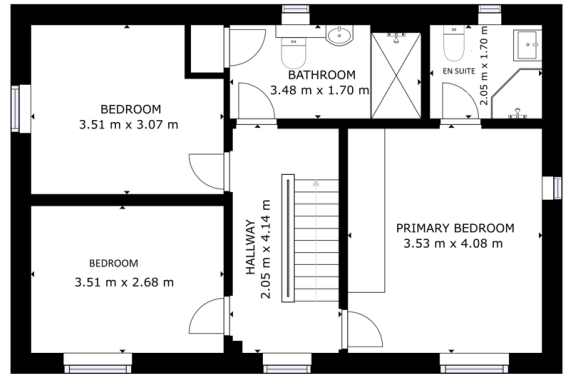


Ground Floor W/C



First Floor

Floor Plan



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Matterport

Master Bedroom With En Suite



Second Bedroom



Third Bedroom

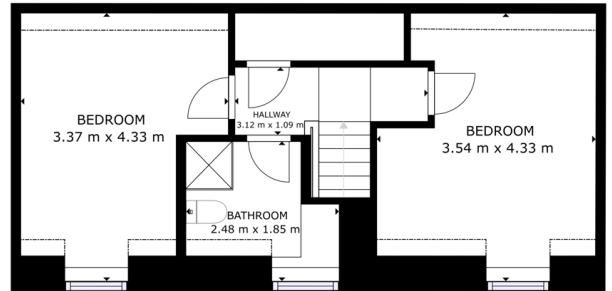


Family Shower Room



Second Floor

Floor Plan



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GROSS INTERNAL AREA:
 ROOM 1: 14.46 sq. m. ROOM 2: 15.36 sq. m. ROOM 3: 15.12 sq. m.
 INCLUDES: BATHROOM, HALLWAY, CLOSET, 12.00 sq. m.
 TOTAL: 57.34 sq. m.

Matterport

Bedroom



Bedroom





Shower Room



External

Front Aspect



Side and Rear Gardens



Converted Garage/Salon



Property Information

Council Tax Band - E
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - 1500
 Average Annual Gas Bills - 1200
 Average Annual Water Bills - 300
 Tenure - Freehold
 Solar Panels - No



Approximate Electrical System Installation Date - 2007

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Boarded out - N/A

Loft Insulation - Loft Insulation -

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

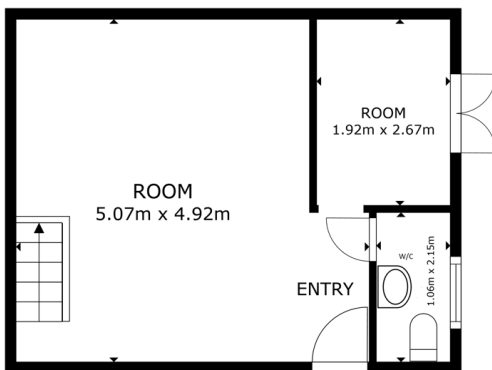
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

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 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.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 30.3 sqm
TOTAL: 30.7 sqm
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2007

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2007

Boiler Location - Utility room

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.

Energy Performance Certificate

