

4 Bedroom(s), Detached House, Freehold

Haydn Griffiths Way, Armthorpe, Doncaster.



- 3D Virtual Tour Available
- Spacious Kitchen Diner with Sitting Area
- Playroom/Office
- Family Bathroom
- Driveway and Garage

- Four Bedroom Detached Modern Family Home
- Lounge
- Utility and W/C
- En Suite to Master Bedroom
- Local Amenities, Schools and Transport Links

**Offers Around
£340,000
For Sale**

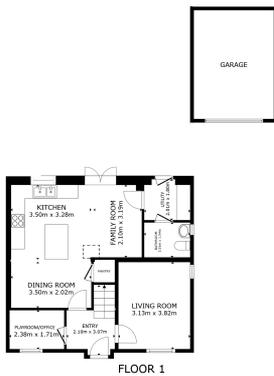
Book your viewing today Tel: 01302 247754

Owner's View

Situated on the popular new Haydn Griffiths Way development in Armthorpe, this beautifully presented four bedroom detached family home offers generous living space, modern finishes and an ideal layout for contemporary family life. The ground floor provides a spacious lounge, perfect for relaxing evenings, alongside a versatile playroom or home office ideal for growing families or remote working. To the rear of the property is a standout open-plan kitchen diner with a comfortable sitting area, creating a fantastic social hub with space for cooking, dining and entertaining. A separate utility room and a convenient ground floor WC complete the downstairs accommodation. Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom benefitting from an en suite shower room. The remaining bedrooms are served by a modern family bathroom. Externally, the home features an enclosed rear garden providing a safe and private space for children and outdoor enjoyment. To the front, there is a driveway offering off-road parking along with access to a garage.

Ground Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 1: 37.00 sqm. FLOOR 2: 20.50 sqm.
EXCLUDED AREA: ENTRY 0.62 sqm. GARAGE 18.37 sqm.
TOTAL: 114.43 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Lounge



Kitchen Diner & Sitting Area



Playroom/Office



Utility

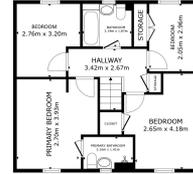


W/C



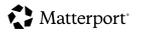
First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 2: 37.14 SQ. METERS / 398.5 SQ. FT.
 EXCLUDED AREA: 1.57 SQ. METERS / 16.9 SQ. FT.
 TOTAL: 35.57 SQ. METERS / 381.6 SQ. FT.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom & En Suite



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - Yes (They are owned outright and belong to the property)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/29/2024

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 11/29/2024

Boiler Location - Utility room

Approximate Electrical System Installation Date - 11/29/2024

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(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 