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the family estate agents

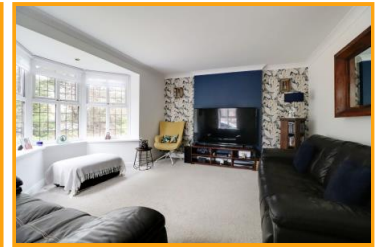
Reduced Price Guide
£365,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: C

2 Burrells Close

Haxey, Doncaster, DN9 2GD
4 Bedroom Detached House



- ✓ BEAUTIFULLY PRESENT DETACHED FAMILY HOME
- ✓ PRIVATE CUL-DE-SAC POSITION
- ✓ MODERN FITTED OPEN PLAN KITCHEN, DINER & ORANGERY
- ✓ FOUR SPACIOUS DOUBLE BEDROOMS WITH MASTER EN-SUITE
- ✓ SOUTH FACING REAR GARDEN
- ✓ SOUGHT AFTER LOCATION

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4 Bedroom Detached House



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Situated on a private cul-de-sac position this stunning family home has been well maintained throughout and comprising;

FRONT ENTRANCE HALL

The home is approached through a secure door with obscured glass inserts leading into the entrance hall, a galleried staircase with useful storage cupboard underneath, woodgrain flooring and doors off to;



DOWNSTAIRS TOILET

With low-flush WC with wash handbasin situated with a vanity unit beneath and a waterfall mixer tap, extractor fan and woodgrain flooring.

FRONT LIVING ROOM

Measures approx. 4.50m x 4.50m (14' 9" x 14' 9"). Enjoying a front aspect view UPVC double glazed bay fronted window, TV and telephone points and wall to ceiling coving.



LIVING KITCHEN/DINNER

Measures approx. 7.98m x 2.97m (26' 2" x 9' 9"). Fitted with a range of wood wall and base units with coordinating work surfaces housing the central sink and drainer with mixer tap, a 4-ring integrated gas hob, eye-level double oven with cooker hood and space for a dishwasher, attractive tiled splash back, under cabinet lighting, porcelain tiled flooring, TV and telephone points, attractive tiled flooring following through from the kitchen, rear facing UPVC double glazed windows, UPVC double French glazed doors which open onto the rear gardens and door off the dining kitchen allow access into a utility room.



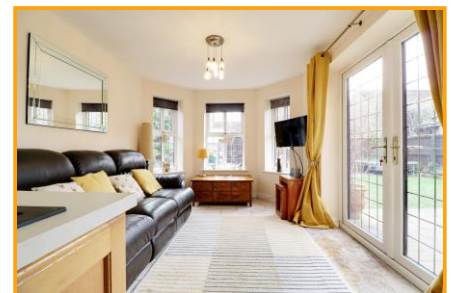
UTILITY ROOM

Measures approx. 3.15 m x 1.57 m (10' 4" x 5' 2"). Extensive range of wall and base units which match the kitchen units with complementary worktops, stainless steel sink unit and drainer with mixer tap, plumbing and space for a washing machine, space for a fridge freezer, extractor fan and side personnel door.



FAMILY ROOM

With a rear UPVC double glazed French doors giving access to the rear garden, wood grain effect flooring, TV point and useful storage cupboard which houses the boiler.



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FIRST FLOOR LANDING

Turned galleried staircase, coving to ceiling, airing cupboard, internal doors giving access into all the bedrooms and family bathroom.

BEDROOM 1

Measures approx. 3.56m x 4.50m (11' 8" x 14' 9"). Enjoying two front facing UPVC double glazed windows, side aspect UPVC double glazed window and door giving access into en-suite shower room.



EN-SUITE

With low flush WC, wash hand basin with vanity unit beneath and mixer tap, walk-in shower enclosure with waterfall shower, chrome heated towel rail, extractor fan, down lights and a side facing obscured UPVC double glazed window.



DOUBLE BEDROOM 2

Measures approx. 3.61m x 4.17m (11' 10" x 13' 8"). Rear aspect UPVC double glazed window.

DOUBLE BEDROOM 3

Measures approx. 3.56m x 3m (11' 8" x 9' 10"). Enjoying a rear aspect UPVC double glazed window.



DOUBLE BEDROOM 4

Measures approx. 4.17m x 2.29m (13' 8" x 7' 6"). Enjoying a front aspect UPVC double glazed window.

MAIN BATHROOM

Four-piece suite with low flush WC, wash hand basin with mixer tap, beautifully tiled bath and walk-in enclosed shower, chrome heated towel rail, tiling to the walls and floor, rear aspect view UPVC double glazed window.



GROUNDS

The property has mainly a blocked paved frontage providing off-road parking for multiple vehicles whilst giving access to the garage. The rest of the frontage is lawned with a variety of mature shrubs and pebbled bordering. The home itself is down a private cul-de-sac. The rear garden is an enclosed south facing lawned garden with paved outdoor patio areas with a variety of shrubs and trees bordering.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a gas fired radiator system.

DOUBLE GLAZING

There are uPVC double glazed windows and doors.

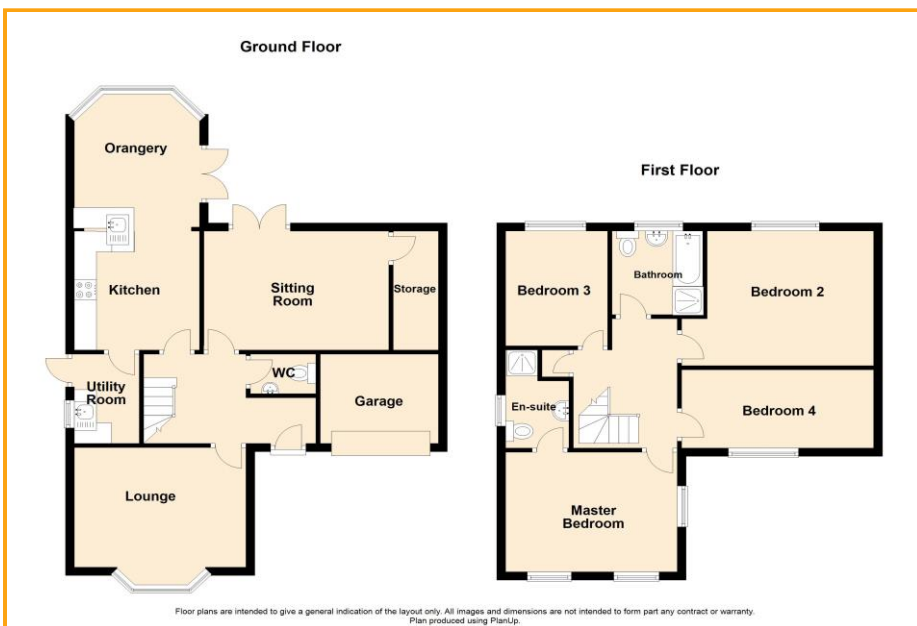
**** IMPORTANT ****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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