

**4 Bedroom(s), Detached House, Freehold**

**Fiddlers Drive, Armthorpe, Doncaster.**



- 3D Virtual Tour Available
- Four Bedroom Detached Family Home
- Kitchen and Utility Room
- En Suite to Master Bedroom and Family Bathroom
- Double Garage and Driveway

- No Chain
- Lounge and Separate Dining Room
- Ground Floor W/C
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£240,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

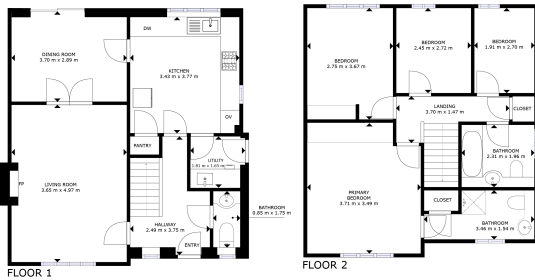


## Owner's View

Tucked away on a quiet cul-de-sac and set well back from the main road, the house feels exceptionally private and peaceful, yet remains conveniently located for local amenities. The property offers generous and well-balanced accommodation throughout, with four bedrooms and three bathrooms, including an en suite to the main bedroom, making it ideal for family living. One of the standout features has been the sense of space, both inside and out, from the spacious loft providing excellent storage potential to the sizeable rooms that comfortably accommodate everyday life. Outside, the home really comes into its own. The sizeable driveway easily accommodates up to four vehicles and leads to a detached double garage. The rear garden is particularly special, south-facing and enjoying sunshine throughout the day, it offers open views across neighbouring fields, creating a wonderfully calm and scenic backdrop. It's a space we've truly cherished, whether relaxing, entertaining or simply enjoying the outlook.

## Ground Floor

### Floor Plan



DEVELOPER'S INTERNAL AREA  
FLOOR 1: 10.11m<sup>2</sup>, FLOOR 2: 11.94m<sup>2</sup>  
TOTAL: 22.05m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Entry



## Kitchen



## Lounge





## Dining Room



## Utility Room

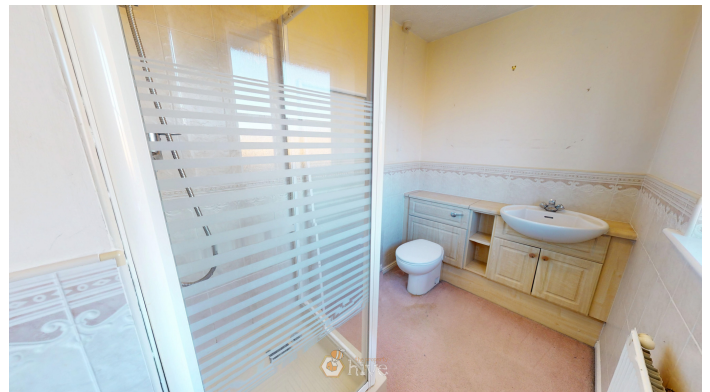


## W/C



## First Floor

### Master Bedroom & En Suite



## Bedroom







**Bedroom**



**Bedroom**



**Bathroom**



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

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 -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – Yea

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.





*We make it happen.*

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## Energy Performance Certificate