

**4 Bedroom(s), Detached House, To be Advised 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



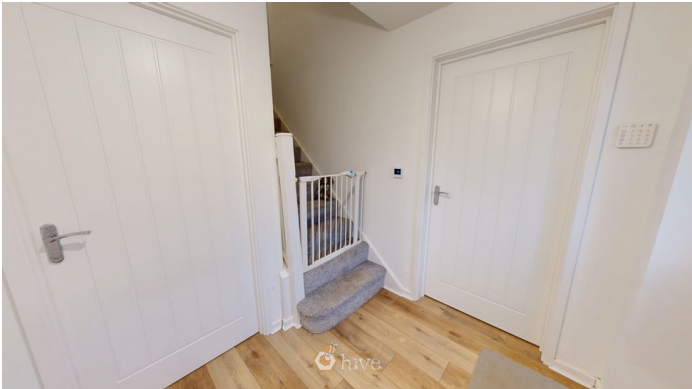
## Owner's View

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

### Entry



### Kitchen Diner & Sitting Area

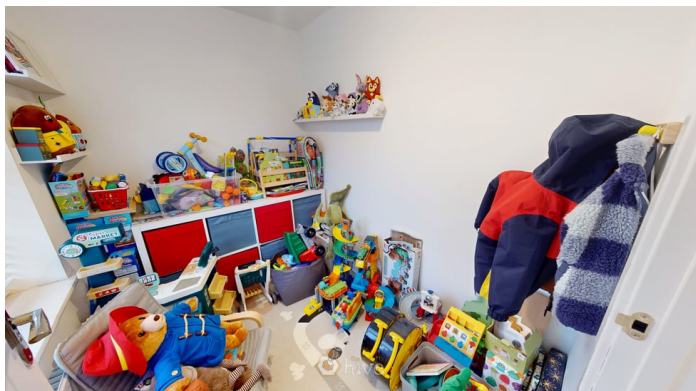


### Lounge

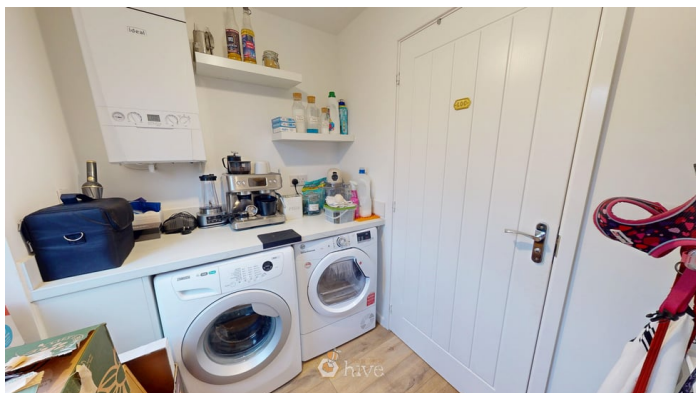




## Playroom/Office



## Utility



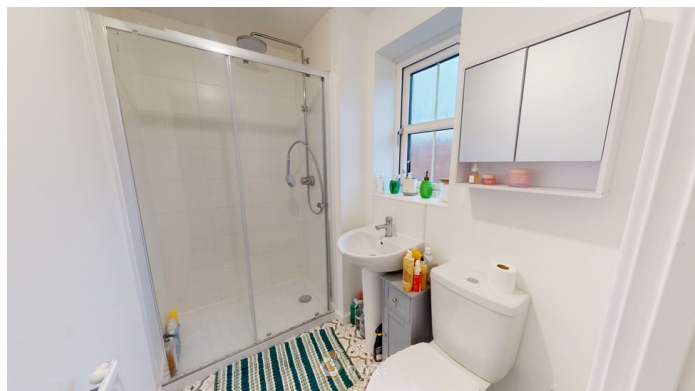
## W/C



## First Floor

### Floor Plan

## 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 -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -





# We make it happen.

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Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

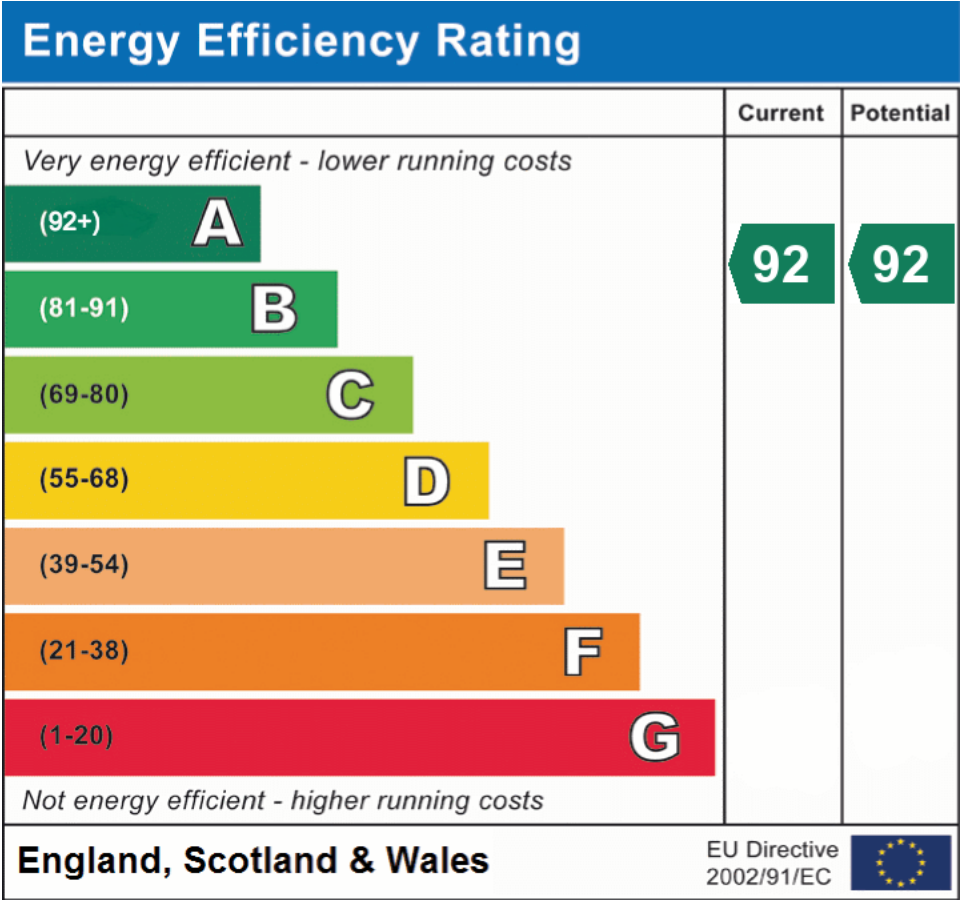
Loft Boarded out –

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## Energy Performance Certificate



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