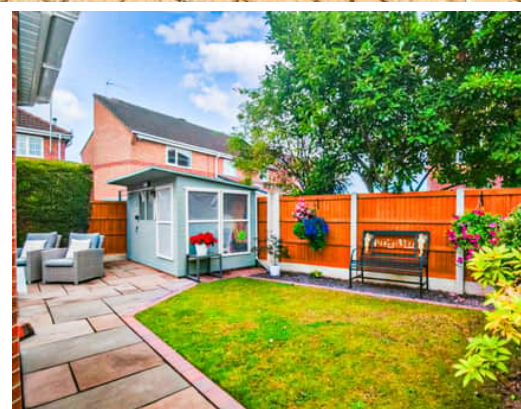


3 Bedroom(s), Detached House,

9 Fiddlers Drive, Armthorpe, Doncaster,



- 3D Virtual Tour Available
- Sociable Kitchen with Open Plan Living and Dining Area
- Three Bedrooms
- Integral Garage

- Detached Modern Family Home
- Sun Room
- En Suite and Family Bathroom
- Gardens to the Front and Rear with Driveway

£260,000
For Sale

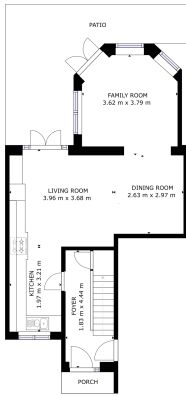
Book your viewing today Tel: 01302 247754

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...This stunning 3-bedroom detached house in Armthorpe features a spacious open-plan kitchen and living area—perfect for modern living and entertaining. Located close by to local amenities, supermarkets and also a short drive to the motorway link for the M18.

Ground Floor

Floor Plan



USERS INTERNAL AREA
FIGURES EXCLUDE STAIRS AND UP TO 11.11 FT
EXCLUDES AREA, WAYS TO STAIRS, PORCH, 1.81 M²
TOTAL 116.84 M²
MEASUREMENTS TO BE APPROXIMATE, ACTUAL MAY VARY

Matterport

Open Plan Living Area and Dining Space



Kitchen





Sun Room



First Floor

Floor Plan

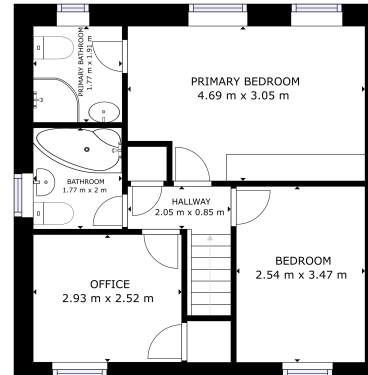


FIGURE 01

CREATED USING REAL MATEL
FIGURE 01 IS AN APPROXIMATE FLOOR PLAN
EXCLUDED AREAS: STAIRS, CLOSET, PANTRY, 1.41 sq ft
TOTAL: 188.6 sq ft

 Matterport

Bedroom With En Suite



Bedroom Two



Bedroom



Bathroom



External

Front Garden



Rear Garden



- Average Annual Gas Bills -
- Average Annual Water Bills -
- Space Heating System -
- Date -
- Approximate Electrical System Test Date -
- Fires/Heaters -
- Permanent Loft Ladder -
- Loft Insulation –
- Loft Boarded out –

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.

Property Information Form

- Approximate Heating System Installation Date -
- Water Heating System -
- Approximate Water Heating Installation Date -
- Boiler
- Tenure -
- Solar Panels - Location -
- Approximate Electrical System Installation Council Tax Band -
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter -
- Average Annual Electricity Bills -

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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 