

**3 Bedroom(s), Semi-Detached House, Freehold**

**Grosvenor Crescent, Warmsworth, Doncaster.**



- 3D Virtual Tour Available
- Garage and Driveway
- Single Storey Extension
- Contemporary Family Bathroom
- Modern Breakfast Kitchen and Family Room

- Three Bedroom Semi Detached Family Home
- Rear Enclosed Garden
- Lounge
- Local Amenities and Transport Links

**£220,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

The main reason we bought the house was location, Warmsworth is a lovely little village with an excellent primary school so this was a massive factor for us. The house sold itself as soon as we viewed it, we fell in love with the bright and open extended kitchen/family room as well as the huge garden space. The spacious driveway which easily fits 3 cars is also a huge bonus! It really does make a great family home.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 40.1 m<sup>2</sup> FLOOR 2: 20.6 m<sup>2</sup>  
TOTAL: 60.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Breakfast Kitchen and Family Room

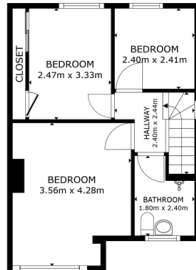


## Lounge



## First Floor

### Floor Plan

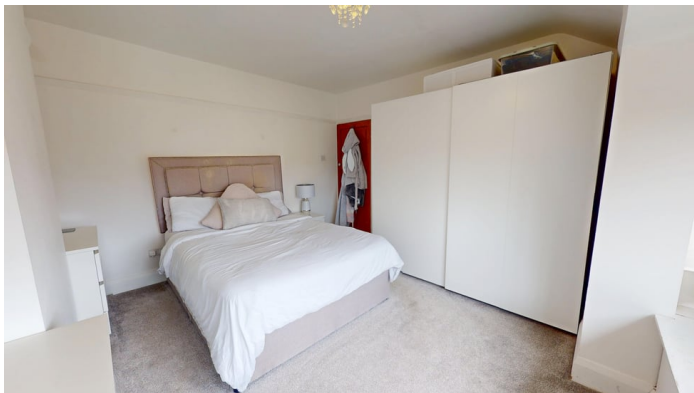


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 91.2 sq. ft. FLOOR 2: 79.6 sq. ft.  
 TOTAL: 170.8 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Master Bedroom



### Bedroom



### Bedroom



### Family Bathroom





## Externals

### Front Aspect



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.

### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

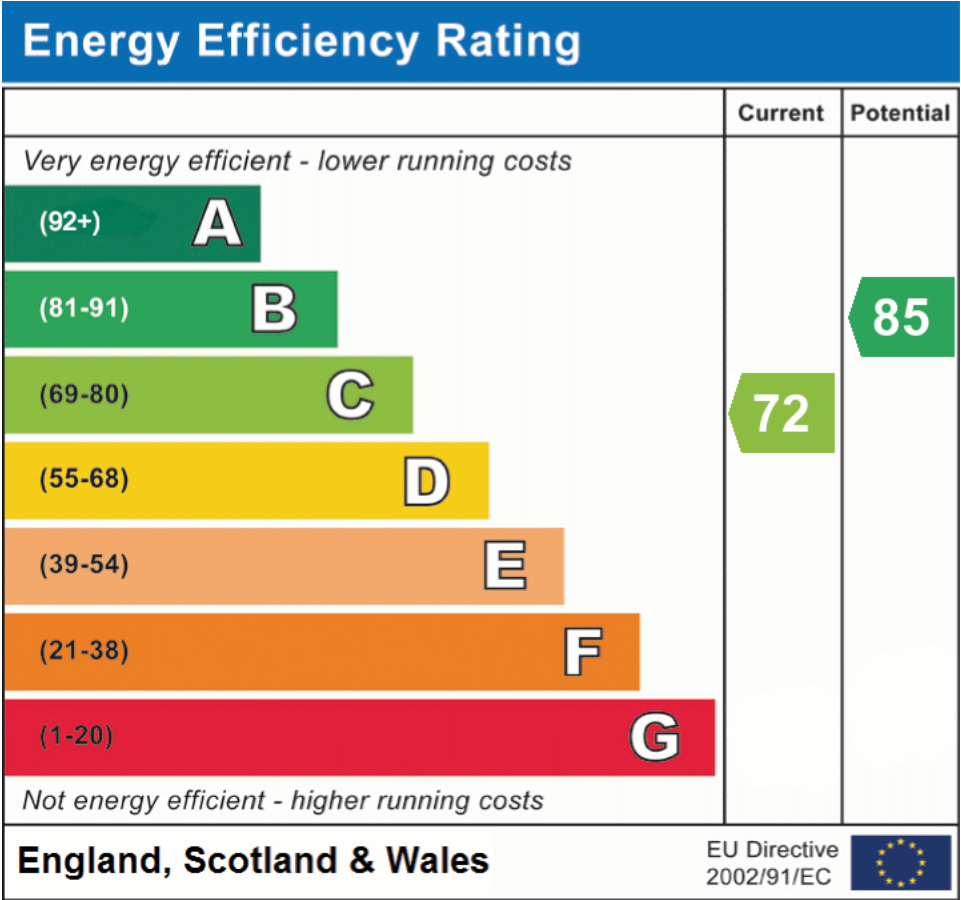
Solar Panels - No

Space Heating System - Gas Boiler with radiators

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## Energy Performance Certificate



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