

...Your proactive estate agent



**Lyndhurst Close, Norton, Doncaster, DN6 9PY**  
**Offers In Excess Of £350,000**



With local amenities just a short distance away, this bungalow represents an excellent opportunity for those looking to downsize or enjoy single-level living in a desirable village setting. Early internal viewing is highly recommended to truly appreciate everything this exceptional home has to offer.



## GROUND FLOOR ACCOMMODATION

### Entrance hall

With doors leading to all rooms. Gas central heated radiator. Loft access and storage cupboard. Laminate wood effect flooring.



### Lounge

UPVC double glazed window to the front elevation. Gas central heated radiator. Beam over an inset fire with a multifuel log burner and slate hearth.



### Kitchen

Kitchen with a breakfast bar briefly comprises of wall and base units with complementary work surfaces over.

Integrated appliances include electric oven gas hob and extractor fan over there are spaces for a fridge freezer and a washing machine and dishwasher. Spotlights to the ceiling. UPVC double glazed window to the rear elevation



### Dining area

Open to the kitchen is a dining room consisting of tiled flooring with UPVC double glazed French doors which lead to the garden there are also double-glazed windows and a central heated radiator. Door to the shower room.



### Shower room

Three-piece fitted suite with corner shower cubicle, toilet with a low-level flush, sink with a mixer tap, tiled flooring. Spotlights to the ceiling. Shaver point and Upvc double glazed window to the rear elevation.



### Bedroom one

UPVC double glazed window to the front elevation and a gas central heated radiator.



### Bedroom two

UPVC double glazed window to the rear elevation and central heated radiator.



### Bedroom three

UPVC double glazed window to the front elevation. Gas central heated radiator.



### Bathroom

A three-piece suite comprising of a toilet with a low-level flush, a sink with a mixer tap, bath with electric shower over and shower screen. The walls and flooring are fully tiled and there is a chrome heated towel rail.



### Front garden

The front of the property has a large garden and a pathway that leads to the front and the rear of the property to the side. There is a generous size driveway which leads down to the garage.



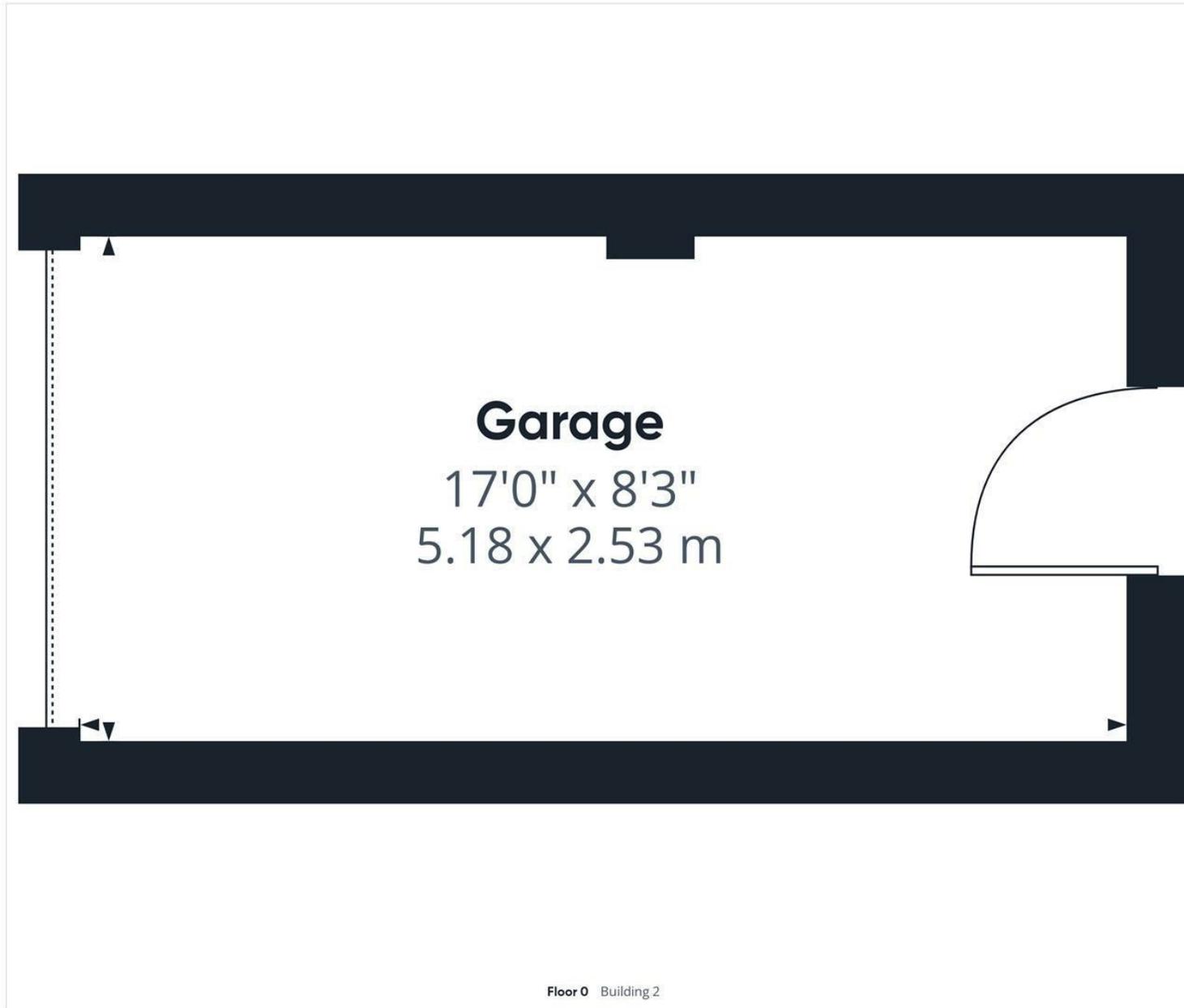
### Garage

Up and over Door, single door to the rear. Power and light.

### Rear garden

With a lawn garden patio area, garden shed, outdoor sockets and lights along with a garden tap.





**Approximate total area<sup>(1)</sup>**

144 ft<sup>2</sup>  
13.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1029 ft<sup>2</sup>  
95.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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