



4 Newlands Avenue

, Doncaster, DN6 8NU

Offers in the region of £285,000



Offered with no forward chain is this beautiful 3 bedroomed family bungalow.

This deceptively spacious home is a real WOW factor property and would be suitable all lifestyles , whether it be a growing family home , a forever home for an retired couple or a working family. Situated on a generous sized plot potential viewers will not be disappointed in the many desirable features this home has to offer. Internally benefiting from a grand sized open plan 'L' shaped lounge /diner with plenty of natural light, a modern fitted kitchen ,family bathroom suite , spacious hallway , and 3 good sized bedrooms. Externally the property is equally impressive giving substantial space for off road parking , double garage and to the rear a well maintained rear garden with a stunning bespoke wooden lean to sun canopy with tiled roof over a stone flagged patio.

Located within the sought area of Newlands Ave , Skellow , Doncaster.

Being within walking distance to all local amenities, shops, schools, cafes and bars.

Having easy access to the A1 / M1 motorway links, Adwick train station and regular public transport to and from Doncaster city center and the surrounding villages.

Early viewing is recommended.



Entrance Hallway 23'3" x 4'7" (7.11 x 1.41)

Leading through a uPVC front door into a welcoming hallway giving access to all rooms. This spacious entryway is carpeted throughout, has central heated radiator, power points and ceiling lights.

Lounge 18'3" x 12'7" (5.58 x 3.84)

A light and airy lounge with a front and side window giving plenty of natural light, carpeted flooring, a gas coal effect fire with stone fireplace and hearth, ceiling light, central heated radiator, Tv Ariel and power points. Giving access through to the dining room via an open plan archway.

Dining Room 11'8" x 8'11" (3.56 x 2.72)

A front facing open plan dining room with carpeted flooring, central heated radiator, modern hanging ceiling light, ample dining space, and power points. Access to the kitchen and lounge.

Kitchen 11'5" x 8'11" (3.48 x 2.72)

A modern fitted country style kitchen fitted with a range of wall, base units and drawers, marble effect worktop, built in double electric oven and microwave, inset unit with induction hob, one and a half stainless steel sink and mixer tap, laminate flooring, spot lights to the ceiling, plumbing for a washer and dryer, power points and a central heated radiator. Access to the side garden, entrance hallway and dining room.

Family Bathroom 8'3" x 4'3" (2.54 x 1.3)

A stylish family bathroom comprising of a dual head rainfall mains shower, a built in toilet and sink vanity unit, chrome and white traditional heated column towel rail, tiled splashback, slate effect tiled flooring and two side facing windows.

Bedroom One 12'0" x 10'7" (3.67 x 3.25)

A rear facing master bedroom with ample wardrobe space offered from 2 built in wardrobes, carpeted flooring, central heated radiator and power points.

Bedroom Two 12'0" x 10'0" (3.67 x 3.06)

A rear facing double bedroom with ample wardrobe space, carpeted flooring, central heated radiator and power points.

Bedroom Three 8'5" x 8'5" (2.59 x 2.59)

A rear facing bedroom with carpeted flooring, power points and sliding patio door leading to the rear garden.

Double Garage 16'9" x 16'1" (5.126 x 4.926)

A double garage offering power points, ample storage space and lighting. With a rear facing window and uPVC door.

Gardens and driveway

To the front of the property is a well-maintained lawned garden with a variety of shrubs and plants that continue to the side elevation. There is a driveway providing off road parking which would accommodate up to 4 cars which leads to the double garage. With side gated access leading onto a stone flagged patio is a wonderful enclosed rear garden showcasing a stunning bespoke wooden lean to sun canopy, good sized lawn and well established borders with plants and shrubs.

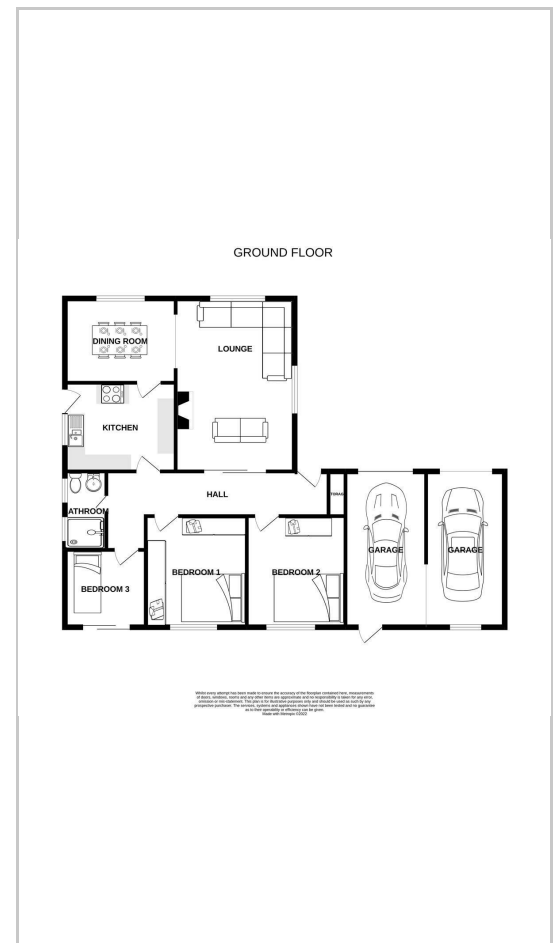
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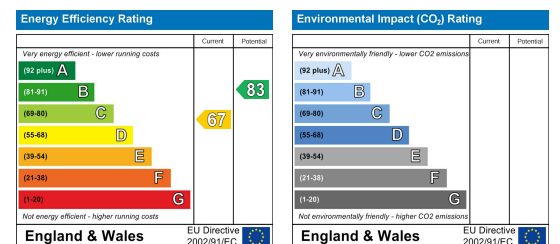
Area Map



Floor Plans



Energy Efficiency Graph



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