



**Hildegard Station Road, Norton Doncaster**

**welcome to**

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Nestled in the heart of Norton is this delightful two-bedroom end-terraced home which combines traditional character features with modern conveniences. With a ground floor bathroom, a first-floor shower room, conservatory and a generous low maintenance rear garden.



### **Dining Room**

11' 3" x 14' 8" ( 3.43m x 4.47m )

With a front facing composite door and a front facing double glazed window. There is decorative coving to the ceiling, a feature fireplace as the focal point of the room and a central heating radiator.

### **Lounge**

12' 6" x 14' 1" ( 3.81m x 4.29m )

With a rear facing double glazed window, a central heating radiator and an electric feature fireplace as the focal point of the room. There is a useful storage cupboard housing the wall mounted boiler, a heightened ceiling and access through to the kitchen.

### **Kitchen**

11' 3" x 7' 4" ( 3.43m x 2.24m )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has plumbing for a washing machine, an electric hob, an eye level electric oven and grill and space for an under counter fridge and freezer. There is complimentary splashback, a side facing double glazed window and access through to the rear lobby.

### **Rear Lobby**

There is access to the ground floor bathroom and to the conservatory.

### **Ground Floor Bathroom**

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath. There is wall to floor tiling and a central heating radiator.

### **Conservatory**

10' 8" x 6' 1" ( 3.25m x 1.85m )

With front, side and rear double glazed windows and French doors which lead onto the rear garden.

### **First Floor Landing**

With a loft hatch and a central heating radiator.

### **Bedroom One**

12' 8" x 11' 9" ( 3.86m x 3.58m )

With two front facing double glazed windows, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

15' 8" x 7' 9" ( 4.78m x 2.36m )

With a rear facing double glazed window, a central heating radiator, an additional loft hatch and dressing area.

### **Shower Room**

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiled splashback, a useful storage cupboard, a heated towel rail and a rear facing obscure double glazed window.

### **Outside**

To the side of the property there is a gravel driveway providing off road parking with gates which give access to the rear garden. To the rear of the property there is a hardstanding artificial lawned garden with outside tap and an extensive range of patio areas.



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## Hildegard Station Road, Norton Doncaster

- TWO BEDROOM END-TERRACED HOME
- GROUND FLOOR BATHROOM AND FIRST FLOOR SHOWER ROOM
- CONSERVATORY
- SIDE DRIVEWAY PROVIDING OFF ROAD PARKING
- LOW MAINTENANCE REAR GRADEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

# £120,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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