Haller Close, Armthorpe DONCASTER

william
h brown

welcome to

Haller Close, Armthorpe DONCASTER

This superb four bedroom detached family home with double garage tucked away within a generous plot provides a superb range of family living space, benefiting from a lounge, a stunning dining kitchen and a useful home office. ideally situated close to a host of local amenities, shops and schools.

Entrance
With a front facing composite door, stairs which rise to the first floor landing and access into the lounge through double doors.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin, wall to floor tiling and a central heating radiator.

Lounge
A generous room with two central heating radiators, a front facing double glazed bay window and rear facing double glazed French doors which give access to the conservatory.

Dining Kitchen
Fitted with a stunning range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a five ring gas hob with extractor above, a double eye level electric oven and grill, an integrated dishwasher, space for an American style fridge freezer, complimentary splashback tiling and a superb focal breakfast island. There are rear facing double glazed windows providing an abundance of natural light, tiled flooring, a central heating radiator and access to the conservatory through double doors.

Utility
With plumbing for a washing machine, space for a dryer, tiled flooring and a central heating radiator.

Conservatory
With rear facing double glazed French doors opening onto the rear garden, side facing double glazed windows and laminate flooring.

Study
Situated off the entrance hall with a side facing double glazed window and a central heating radiator. A versatile space which could be used as a play room or further reception area.

First Floor Landing
With a wall mounted boiler, a useful storage cupboard and a central heating radiator.

Bedroom One
With two front facing double glazed windows, a central heating radiator and access to the dressing area which is fitted with a range of storage and a front facing double glazed window. A door gives access to the en-suite.

En-Suite Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There are downlights to the ceiling, an extractor fan, a side facing obscured double glazed window and wall to floor tiling.

Bedroom Two
With a rear facing double glazed window, a central heating radiator and access to the second en-suite.

En-Suite Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a side facing obscured double glazed window and wall to floor tiling.

Bedroom Three
With a front facing double glazed window and a central heating radiator.

Bedroom Four
With a rear facing double glazed window and a central heating radiator.

Family Bathroom
Fitted with a low flush W.C, a wash hand basin and a bath tub with shower over. There is tiling to the walls and floor, a rear facing obscured double glazed window and a heated towel rail.

Outside
To the front of the property there is a generous driveway with ample off road parking for multiple cars, there is a double garage and a pathway to the entrance hall. To the rear the garden is mainly laid to lawn with fencing to the perimeter, a patio and space for a garden shed.

Double Garage
With two up and over doors.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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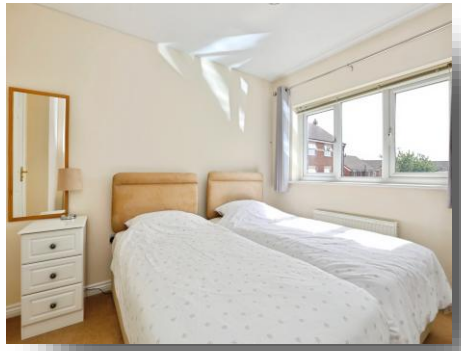
welcome to

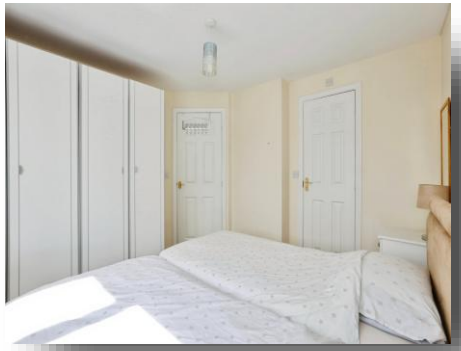
Haller Close, Armthorpe DONCASTER

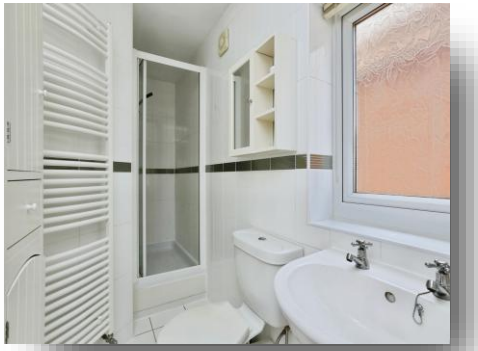
- FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY WITH DOUBLE GARAGE
- TWO EN-SUITES
- GROUND FLOOR W.C
- HOME OFFICE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£375,000







Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126950 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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