



Parkhouse Whiphill Lane, Armthorpe Doncaster

welcome to

Parkhouse Whiphill Lane, Armthorpe Doncaster

GUIDE PRICE £525,000-£550,000. This fantastic spacious six bedroom detached family home is situated on this private development with only one other home. Benefiting from a stunning landscaped rear garden, a driveway and double garage. Ideal for growing or extended families!



Entrance Hall

With a front facing frosted double glazed door with frosted double glazed side panels, coving to the ceiling, tiled flooring with underfloor heating and a stunning staircase which rises to the first floor.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with mixer tap. There is splashback tiling, coving to the ceiling and tiled flooring with underfloor heating.

Lounge

A spacious dual aspect lounge with a front facing double glazed bay window and rear facing French doors with double glazed side panels which lead out to the rear garden. There is coving to the ceiling, a feature fire surround and underfloor heating.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the inset 1 1/2 bowl sink with mixer tap. The kitchen has space for a Rangemaster cooker with splashback and extractor above, an integrated fridge and space for a dishwasher. There is a focal island with storage beneath, under unit lighting, coving and spotlights to the ceiling, tiled flooring with underfloor heating, rear and side facing double glazed windows, open access to the family room and access to the utility room.

Family Room

With rear facing French doors with double glazed side panels which lead out to the rear garden, coving and spotlights to the ceiling and tiled flooring with underfloor heating.

Utility Room

Fitted with base units with work surface housing the sink and drainer with mixer tap beneath which is plumbing for a washing machine. There is space for an American style fridge-freezer, coving to the ceiling, tiled flooring with underfloor heating, a side facing door and access to the integral double garage.

First Floor Landing

With a front facing double glazed window, a central heating radiator, coving to the ceiling and stairs which rise to the second floor.

Bedroom One

With a front facing double glazed window, a central heating radiator, coving to the ceiling and access to the en-suite bathroom.

En-Suite Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap, a double shower cubicle with shower and a bath with mixer tap. There is a heated towel rail, coving and downlights to the ceiling, partial tiling to the walls, tiled flooring and a rear facing obscure double glazed window. Access to the dressing room.

Dressing Room

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two

With a side facing double glazed window, a front facing feature window, a central heating radiator, fitted sliding wardrobes with spotlights, access to the loft and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is partial tiling to the walls, tiled flooring, a heated towel rail, downlights to the ceiling, an extractor fan and a side facing velux window.

Bedroom Five

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Six

With a side facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with shower over and screen. There is a heated towel rail, partial tiling to the walls, tiled flooring, coving and downlights to the ceiling and a rear facing obscure double glazed window.

Second Floor Landing

With a rear facing velux window.

Bedroom Three

With three rear facing velux windows, a central heating radiator, spotlights to the ceiling, a storage cupboard and access to the loft.

Bedroom Four

With front and rear facing velux windows and a central heating radiator.

Outside

Situated at the end of a shared private driveway with only one other home, to the front of the property there is a low maintenance paved entrance with two block paved driveway to either side of the home providing ample off road parking, an EV charging point and access to the integral double garage. There is a secure gate providing access to the rear and side. To the rear of the property there is a stunning enclosed landscaped garden with a lawn, paved patio area and pergola ideal for outdoor dining and entertaining. There are two garden sheds, a variety of mature plants and trees, power, lighting and an outside tap.

Integral Double Garage

With an electric door, power, lights and access to the utility room.

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

Parkhouse Whiphill Lane, Armthorpe Doncaster

- GUIDE PRICE £525,000-£550,000
- SPACIOUS DUAL ASPECT LOUNGE
- OPEN PLAN DINING KITCHEN TO FAMILY ROOM
- UTILITY ROOM AND GROUND FLOOR WC
- TWO EN-SUITE BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£525,000-£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126948 - 0005

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