



Butterill Drive, Armthorpe Doncaster

welcome to

Butterill Drive, Armthorpe Doncaster

This spacious extended four bedroom detached family home is situated in this popular location in Armthorpe. The property has good room sizes throughout, a ground floor shower room and conservatory. Ideal for a growing or extended family!



Entrance Hall

With a front facing sealed unit door, a central heating radiator, wooden effect tiled flooring, dado rail, coving to the ceiling and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a remote controlled wall mounted fire. The lounge is open to the dining room.

Dining Room

With side facing double glazed French doors which give access to the conservatory, coving to the ceiling and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and space for a fridge-freezer. There is complimentary tiling, a useful understairs storage cupboard, two central heating radiators, wooden effect tiled flooring, rear and side facing double glazed windows and rear and side facing sealed unit doors.

Conservatory

With front, side and rear facing double glazed windows and side facing French doors leading out to the garden. There is laminate flooring, an air conditioning unit and access to the ground floor shower room.

Ground Floor Shower Room

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

First Floor Landing

With a side facing double glazed window, coving to the ceiling, dado rail, wall light point, a useful storage cupboard and access to the loft.

Bedroom One

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, a central heating radiator and access to the loft.

Bedroom Four

With a front facing double glazed window, a central heating radiator and bulk head for the stairs with storage above.

Bathroom

Fitted with a low flush WC, a wash hand basin, a panelled bath and a shower cubicle with shower. There is partial tiling to the walls, a central heating radiator, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a driveway providing off road parking which continues to the side and leads to the garage. To the rear of the property there is an enclosed lawned garden which wraps around to the side with various patio areas, a decked patio with pergola and a variety of mature shrubs, plants and trees to the borders.

Garage

With an up and over door, front and side facing obscure double glazed windows.

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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Butterill Drive, Armthorpe Doncaster

- OPEN PLAN LOUNGE DINING ROOM
- GOOD SIZED KITCHEN
- CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126876 - 0005

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