



127 Broadwater Drive, Dunscroft, Doncaster, DN7 4EY

Offers in Region of £155,000

A delightful, well appointed, three bed roomed detached bungalow occupying a pleasant cul de sac location within easy access of local shops and schools.

Gas central heating and uPVC double glazed windows are installed.

The property has a modern kitchen with split level cooker equipment and attractive modern shower room.

Easily manageable established gardens to the front and rear with a driveway leading to the rear brick garage.

Only by an internal inspection can the high standard of accommodation be appreciated.



GROUND FLOOR

Entrance Hall with uPVC entrance door with opaque glass, tiled floor covering, double radiator, cornice ceiling mouldings, fitted dado rail, built in storage cupboard.

Kitchen 8' 0" x 9' 4" (2.44m x 2.85m) with a range of modern fitted kitchen units comprising base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl polycarbonate sink unit, plumbing and recesses for automatic washing machine and dishwasher and incorporating split level cooker equipment comprising a four ring gas hob unit with wall mounted extractor hood over, tall cupboard housing the built in oven and recess for microwave oven, matching wall mounted cupboard units - one housing the concealed wall mounted gas central heating boiler, part tiled walls, laminate floor covering.

Communicating Lounge/Dining Room

Lounge 11' 4" x 18' 0" max. (3.46m x 5.49m max) with front facing box bay window, double radiator below, attractive timber surround feature fireplace with electric fire, cornice ceiling mouldings.



Dining Room 11' 7" x 9' 0" max. (3.54m x 2.75m

max) with tiled floor covering, radiator, central ceiling rose, cornice ceiling mouldings, fitted delft rack.

**Inner Hallway** with access to loft.

Rear Bedroom 1 8' 6" x 11' 3" (2.6m x 3.43m) (measurements to the wardrobe front) with a range of fitted wardrobes with hanging space and display shelving, radiator.



Rear Bedroom 2 11' 0" x 8' 0" (3.36m x 2.44m) with radiator, uPVC double glazed rear entrance door leading into the rear garden.



Side Bedroom 3 7' 9" x 6' 9" (2.37m x 2.06m) (measurements to the wardrobe front) with one

wall lined with fitted wardrobes with hanging space and mirror fronted sliding doors, radiator.



Shower Room 7' 7" x 6' 9" (2.32m x 2.06m) with an attractive modern white suite comprising shower compartment with thermostatically controlled shower, vanity unit with wash hand basin, low level wc, heated towel rail, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

The property occupies attractive established gardens. The front garden is predominantly laid to a hardstanding providing off road parking with adjacent flower borders and a driveway leads to the rear detached brick built garage with brick store to the rear. There is a fence enclosed rear garden partly laid to lawn with well stocked flower and shrub borders and paved patio.

OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

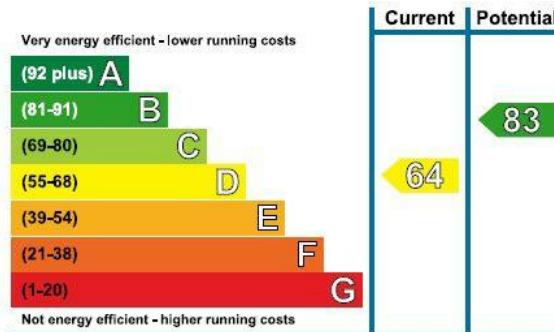
SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnson's Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property can be approached by travelling along High Street in Dunsdale. At the traffic lights turn left into Broadway, turn right into Broadwater Drive, turn right into a small cul de sac where the property will be found on the left hand side identified by a For Sale board.

ENERGY PERFORMANCE

Energy Efficiency Rating: D 64 (83)



A full copy of the EPC is available upon request.
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