

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Broadway

Dunscroft, Doncaster, DN7 4HS

Guide Price £135,000 to £145,000



Council Tax: A



# 241 Broadway

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## Entrance Hall

Via a uPVC front entrance door this opens into the roomy entrance hall, ideal for coats and shoes, with staircase rising to first floor and door opening to the lounge/diner/kitchen and WC.

## WC

Handy addition to any household the newly renovated and modern WC comprises of low flush WC, wash hand basin and chrome heated towel rail, with decorative tiles to walls for easy clean.

## Lounge/Kitchen/Diner

20'8" x 17'9" (6.30m x 5.41m")

Step inside the stunning open plan lounge/diner/kitchen, fully refurbished with newly fitted kitchen in white, having an array of wall and base units providing storage and contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap over, electric oven, gas hob and designer extractor fan over, with splash back tiles to walls and ceiling spot lights opening to the lounge/dining area, neutrally decorated with tiled feature wall, dropped ceiling with spot lights, wooden floor, aerial point and wall mounted radiators, with uPVC windows to front and rear as well as uPVC French doors opening to the garden this really is the hub of this family home.

## Landing

From landing all doors lead to bedrooms and bathroom.

## Bedroom One

12'11" x 9'1" (3.94m x 2.77m")

Generously sized master bedroom, with new décor and flooring, wall mounted radiator and uPVC window to the rear.

## Bedroom Two

9'8" x 8'1" (2.95m x 2.46m")

Another good sized double bedroom, again with new décor and flooring, wall mounted radiator and uPVC window to the front.

## Bedroom Three

7'3" x 8'2" (2.21m x 2.49m")

Roomy third or ideal home office, newly decorated and floored with wall mounted radiator and uPVC window to the rear.

## Bathroom

7'3" x 6'0" (2.21m x 1.83m")

The sleek and modern newly renovated bathroom is the perfect spot to relax and unwind, fully tiled in grey for easy clean with three piece suite in white, comprising of low flush WC, wash hand basin and bath with shower over and glass screen in place, chrome heated towel rail and uPVC frosted window to the side elevation.

## Exterior

The front of the property offers off road parking for you and guests, pebbled for low maintenance, with path to front entrance as well as down the side of the property leading to the rear if needed.

At the rear of the property is a fully enclosed garden, mainly laid to lawn with a decked area ideal for seating in the warmer months.

Tel: 01709 894440



## Road Map



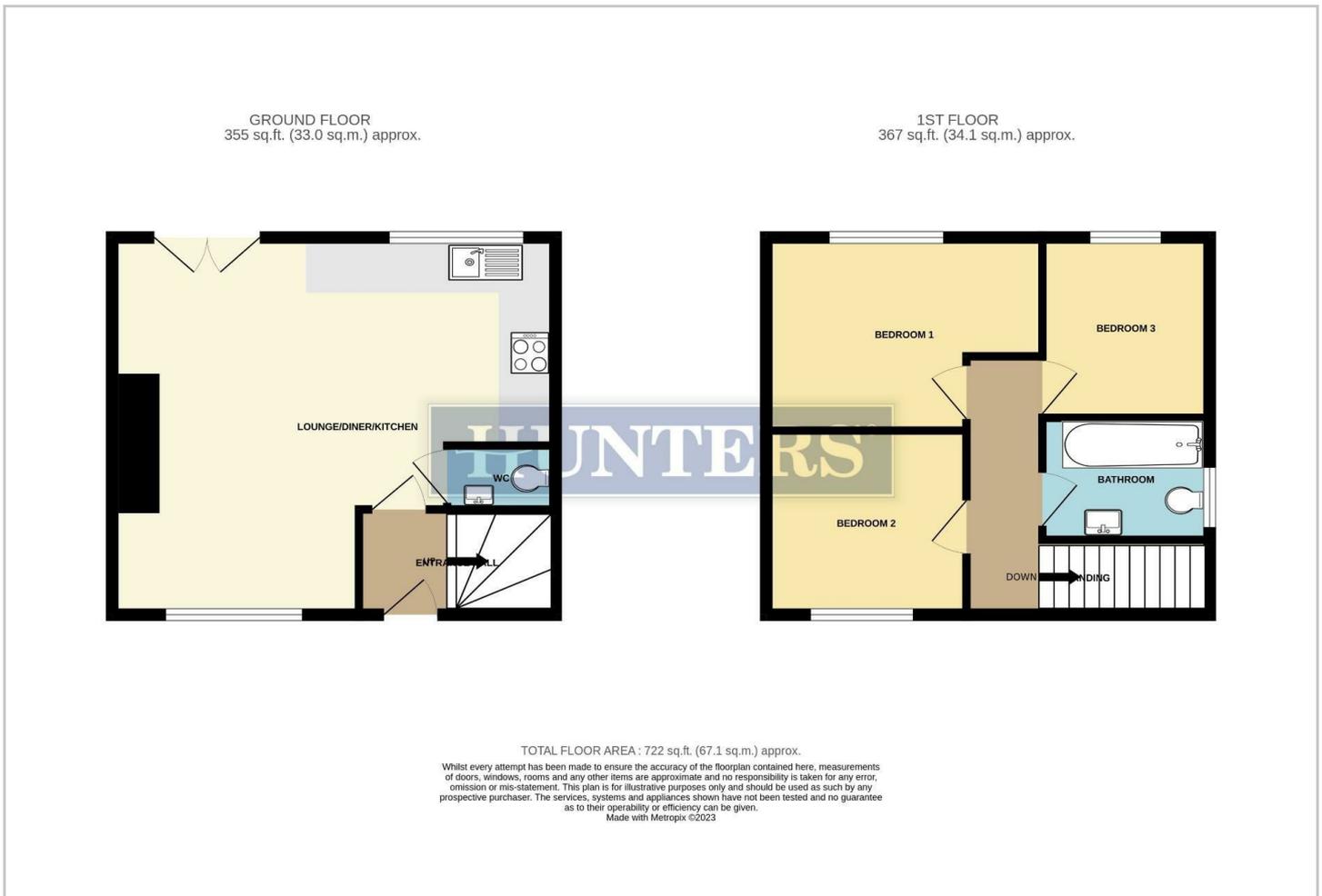
## Hybrid Map



## Terrain Map



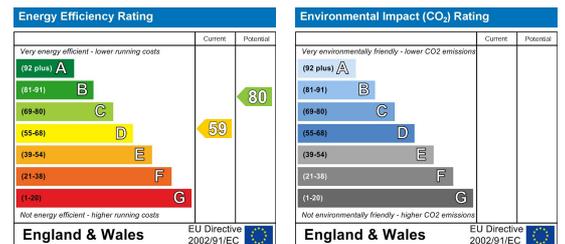
## Floor Plan



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.