

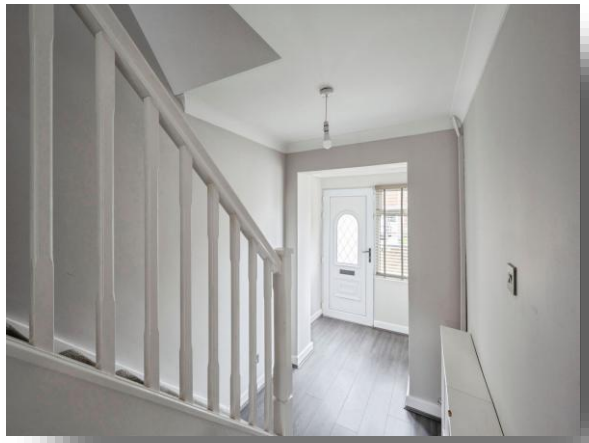
Curzen Crescent, Kirk Sandall Doncaster

william h brown

welcome to

Curzen Crescent,Kirk Sandall Doncaster

Situated in this sought after location this three bedroom detached family home offers a range of generous living accommodation throughout and benefits from a spacious duel aspect lounge, a conservatory and a modern dining kitchen. Ideal for a growing or extended family!













Entrance Hall
With a front facing double glazed sealed unit door, front and side facing double glazed windows, a central heating radiator and stairs which rise to the first floor landing.

Lounge
A generous and spacious open plan lounge with a front facing double glazed window, rear facing double glazed doors into the conservatory and a central heating radiator. There is feature paneling and laminate flooring.

Conservatory
Accessed from the lounge with rear and side facing double glazed windows, French doors to the garden and tiled flooring.

Kitchen Dining Room
Fitted with a range of stylish high gloss wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, an integrated dishwasher, space for a fridge freezer and complimentary splashback tiling. There are spotlights to the ceiling, tiling to the floor, rear and side facing double glazed windows, a rear facing door to the garden and a useful storage pantry.

Utility Room
Fitted with a range of base units with worksurfaces beneath which is plumbing for a washing machine and space for white goods.

Store
With a door from the utility room.

Store / Garage
With a side facing double glazed window, a side facing access door to the garden and an up and over door to the front.

First Floor Landing
With a side facing double glazed window and access to all three bedrooms and family bathroom.

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

Bedroom Two
With a front facing double glazed window, a storage cupboard and a central heating radiator.

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

Bathroom
Fitted with a low flush W.C, a wash hand basin on a vanity unit and a panelled bath with mixer tap and shower above. There is a rear facing obscured double glazed window, tiling to the walls and floor and a heated towel rail.

Outside
To the front of the property, there is an enclosed garden laid to lawn, along with a driveway to the side providing ample off-road parking. Two gated side accesses lead to the rear garden, which is predominantly laid to lawn and features a patio seating area, all enclosed by perimeter fencing.

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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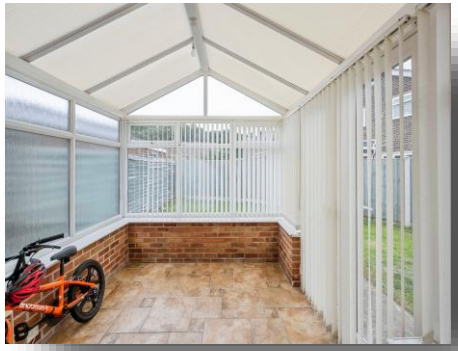
Curzen Crescent, Kirk Sandall Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- DINING KITCHEN AND UTILITY
- LOUNGE AND CONSERVATORY

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

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127432

The Property Ombudsman

Property Ref:
DCR127432 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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