



67 New Street, Bentley.

, Doncaster, DN5 0AZ

Guide price £270,000



£270,000 - £280,000 Guide Price!! A fantastic opportunity has arisen to purchase this deceptively spacious 4 bedroomed detached family home situated on a generous sized plot. This property is incredibly versatile and has the potential to be converted into flats as there is plumbing for white goods and a working kitchen on the first floor as well as offering room capacity for a separate living and bathroom area.

The entrance hallway gives a split entry to the ground and first floor giving privacy to potential occupants. This beautiful property would also make a spectacular family home briefly comprising of 4 double bedrooms ,2 bathrooms , large lounge , separate dining room, spacious kitchen, utility, conservatory, off road parking for several cars and boasting a large enclosed side and rear garden with a double brick shed/outhouse.

Being located in a ideal position for local amenities and within walking distance of schools , shops and local bus routes as well as been in close proximity of major motorway network and Bentley train station.

Viewing is essential to appreciate the level of accommodation on offer and to be able to acknowledge the many outstanding features this home has to offer.



LINK TO PROPERTY ADVERT
https://www.ideal-estates.co.uk/properties/15839005/sales
https://www.rightmove.co.uk/properties/125743904/#?channel=RES_BUY

Entrance porch 9'9" x 3'11" (2.995 x 1.196)
Leading through a wooden effect uPVC door with a glass side panel into a welcoming entrance porch.Having Fully tiled patterned flooring , open brick design walls and giving access to the stairs and front hallway .

Lounge 20'1" x 15'9" (6.144 x 4.82)
A lovely sized room boasting a front facing bay window with solid wooded sill, traditional brick and tiled dual fuel fire with wooden surround offering the option of solid fuel or gas , two round tinted frosted feature windows , wall and ceiling lights , carpeted flooring , central heated radiators , TV Port and power points.Access to the front hallway.

Dining Room 18'11" x 10'3" (5.78 x 3.132)
A rear facing room offering ample space for large dining table with carpeted flooring , feature wooden shelving , ceiling light , central heated radiator and power points.Access to the conservatory via patio doors.

Kitchen
A spacious kitchen offering a comprehensive range of wall and base complimentary butchers chop effect worktop inset with one and a half bowel stainless steel sink ,red tiled splash back , large double electric oven and hob with extractor fan , hexagon tiled flooring ,built in storage area with seating , serving hatch to the dining room , plumbing for a washer /dishwasher , and multiple power points.Access to the hallway and utility room.

Utility 14'9" x 6'2" (4.519 x 1.902)
A light and airy extended utility room with plumbing for two washers ,tiled flooring , central heated radiator and power points. Access to the kitchen and back garden .

Ground Floor wet room and W/C
An fully tiled wet room comprising of an open dual electric shower area , push button W/C , wash basin , chrome heated towel rail, and side facing frosted window.Access to hallway .

Landing and Stairs
A large landing with side facing window at the head of the stairs.Access to all first floor rooms.

Master bedroom 18'3" x 9'2" (5.57 x 2.81)
A rear facing master bedroom currently being utilized as a kitchen with plumbing installed.This room would be easily converted back to a lovely sized master bedroom or kept as a communal kitchen should the property be occupied for more than a one household.

Bedroom Two 15'5" x 9'1" (4.7 x 2.79)
A rear facing double bedroom , carpeted flooring , ample wardrobe space ,central heated radiator and power points.

Bedroom Three 11'5" x 11'3" (3.48 x 3.44)
A front facing double bedroom , carpeted flooring , wardrobe space ,central heated radiator and power points.

Bedroom Four 9'10" x 9'1" (3.01 x 2.78)
A rear facing double bedroom , carpeted flooring , wardrobe space ,central heated radiator and power points.

Family Bathroom 11'10" x 5'5" (3.63 x 1.66)
A stylish white three piece family bathroom suite consisting of a raised bath with over head shower , toilet and sink vanity unit , chrome heated towel rail , laminate flooring , tile effect cladding to the walls , storage cupboard and a side facing frosted window.

Conservatory 11'8" x 10'1" (3.57 x 3.094)
A naturally well lit conservatory with surround windows and glass paneled roof , luxury wooden effect tiled flooring , electric power points , and lighting.Access to the dining room and gardens.

Gardens
To the front aspect of the property is a concrete patterned print driveway giving room for off road parking for several cars.There is side gated access leading to the side and rear garden.
The side garden is a generous sized plot with well established trees, foliage and plants as well as boasting two ponds and a raised decked pathway leading to the rear patio and enclosed lawn.To the rear of the property there is a double brick built shed with electric power points and lighting with an adjoining enclosed garden.All in all this garden is an amazing asset the already exceptionally sized family home and has bags of potential to prospective buyers.

Additional Information
Tenure - Freehold
EPC - C

Link to property details
https://www.ideal-estates.co.uk/properties/15839005/sales

Important Information
Anti-Money Laundering Regulations
In accordance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide satisfactory identification documentation and proof of funds before an offer can be formally accepted.

Property Particulars
These particulars are intended only as a guide and do not constitute part of an offer or contract. All information is provided in good faith; however, prospective purchasers should independently verify all information before proceeding.

Measurements & Floor Plans
All measurements, dimensions, floor plans, and areas are approximate and provided for guidance purposes only. Purchasers are advised to carry out their own checks and should not order furniture or fixtures until after completion.

Photographs & Marketing Material
Photographs, virtual tours, and marketing materials are for illustrative purposes only and may not accurately represent the current condition, contents, or layout of the property.

Fixtures & Fittings
Only those items specifically referred to within the sales particulars are included within the sale.

Services & Appliances
We have not tested any services, systems, appliances, or equipment and no guarantee is given regarding their condition or working order

Due Diligence Checks
A fee of £50 per adult purchaser may apply in connection with identity verification and due diligence checks where required.

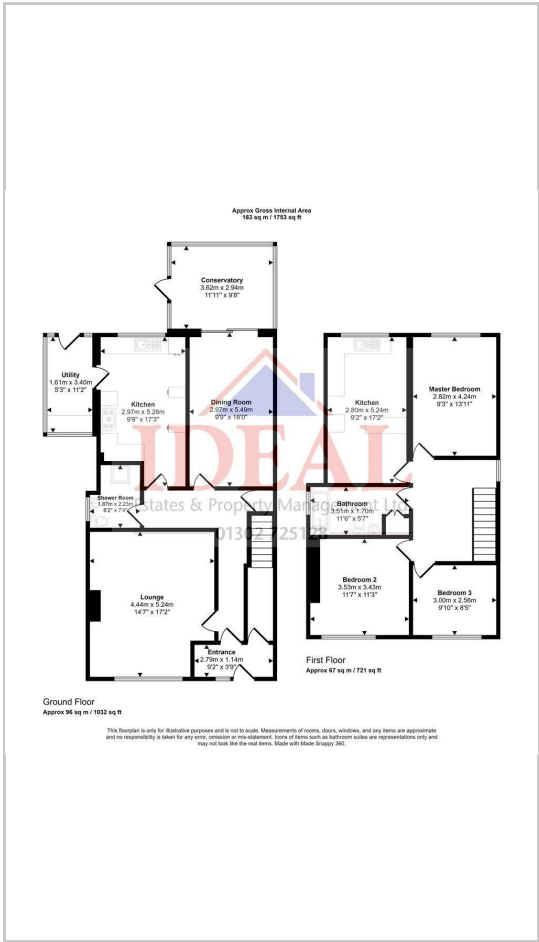
Tenure & Property Information
Information relating to tenure, service charges, ground rent, council tax, and lease details has been provided by the vendor and should be independently verified by your solicitor prior to exchange of contracts.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

