



Mill Lane, Warmsworth Doncaster

welcome to

Mill Lane, Warmsworth Doncaster

This four bedroom semi-detached dorma home is situated on a superb plot with versatile family living including a stunning dining kitchen, a range of reception space, utility room, study and conservatory. Benefiting from ample off road parking with a generous rear garden ideal for entertaining.



Entrance Porch

With front facing double doors, mosaic tiled flooring, feature window panels and a door giving access to the entrance hall.

Entrance Hall

With a central heating radiator, stairs which rise to the first floor, spotlights to the ceiling and high gloss laminate flooring.

Bedroom One / Dining Room

With a front facing double glazed bay window, laminate flooring and a central heating radiator.

Bedroom Two / Lounge

With a front facing double glazed bay window, a central heating radiator and a log burner as the focal point of the room.

Sitting Room

With a rear facing double glazed window and door through to the conservatory, a central heating radiator, tiled flooring and a feature brick fireplace housing the log burner with varnished marble and driftwood mantle. Access through to the dining kitchen.

Dining Kitchen

A stunning spacious kitchen which is fitted with a range of high gloss wall and base units with coordinating varnished wooden work surfaces housing the double Belfast sink with mixer tap. The kitchen has a built-in dishwasher, washing machine, full length fridge and freezer. There is a breakfast island with storage beneath, space for a Range style cooker with extractor above, a built-in wine cooler and microwave. There is tiled flooring, a central heating radiator, splashback tiling, spotlights to the ceiling, a rear facing double glazed window, a side facing feature window and a skylight window. Access to the utility.

Utility Room Conservatory

With rear and side facing windows, a central heating

radiator and a side facing door leading out to the rear garden.

Bedroom Four

With a rear facing double glazed window, a central heating radiator and laminate flooring. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling and a rear facing obscure double glazed window.

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin, a shower cubicle with shower and a roll edge claw foot bath. There is tiling to the walls and floor, a heated towel rail, downlights to the ceiling, an extractor fan and a rear facing obscure double glazed window.

First Floor Landing

With a rear facing double glazed window, a central heating radiator, storage cupboard and spotlights to the ceiling.

Bedroom Three

With a rear facing double glazed window, a side facing skylight window, spotlights to the ceiling and a central heating radiator.

Study

With a rear facing skylight window and a central heating radiator.

Outside

To the front of the property there is an impressive gated driveway providing off road parking with a side access gate to the rear garden. To the rear of the property there is a generous enclosed lawned garden with artificial lawned sections, a paved patio ideal for entertaining and useful sheds.

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.



view this property online williamhbrown.co.uk/Property/DCR126756



welcome to

Mill Lane, Warmsworth Doncaster

- FOUR BEDROOM DOUBLE FRONTED SEMI-DETACHED DORMA HOME
- SPACIOUS VERSATILE ACCOMMODATION THROUGHOUT
- IDEAL FOR A GROWING OR MULTI-GENERATIONAL FAMILY
- GATED DRIVEWAY PROVIDING OFF ROAD PARKING
- CLOSE TO WARMSWORTH PRIMARY SCHOOL, CRICKET GROUND AND MOTORWAY NETWORK

LINKS Tenure: Freehold EPC Rating: E

Council Tax Band: C

- offers over

£385.000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126756



Property Ref:
DCR126756 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk