



Sherwood Close, Campsall Doncaster

welcome to

Sherwood Close,Campsall Doncaster

Situated in this highly desirable cul-de-sac on an elevated position is this four bedroom detached family home. Benefiting from an open plan breakfast dining kitchen, separate lounge and wrapped around landscaped gardens. Close to local amenities and transport links. No Chain.



Entrance Hall

With a front facing exterior door, a useful storage cupboard, stairs which rise to the first floor landing and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin, extractor fan and a central heating radiator.

Lounge

With a front facing double glazed window, two central heating radiators, coving to the ceiling and rear facing patio doors which lead out to the rear garden. The focal point of the room is the electric remote controlled feature fireplace with decorative surround.

Breakfast Dining Kitchen

Fitted with an extensive range of high gloss wall and base units with coordinating Quartz work surfaces housing the sink and drainer with mixer tap. The kitchen has a Quartz breakfast bar, an induction hob with extractor hood above, two built-in eye level ovens, a built in microwave and an integrated fridge-freezer and dishwasher. There is complimentary splashback glass, a rear facing double glazed window, a warming dryer, two central heating radiators and rear facing French doors leading out to the rear garden. Double doors give access to the entrance hall and there is access through to the utility room.

Utility Room

Fitted with a range of wall and base units with coordinating Quartz work surfaces. There is a side facing stable door, spotlights and plumbing for a washing machine.

First Floor Landing

With a front facing double glazed window, a useful storage cupboard and loft hatch with lights.

Bedroom One

With a front facing double glazed window, two central heating radiators and fitted wardrobes.

Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin on a vanity unit and a shower cubicle with shower. There is a heated towel rail and a rear facing velux double glazed window.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and fitted wardrobes. There is open access to the dressing room.

Dressing Room

With a range of hanging and storage space and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a walk in shower. There is a front facing obscure double glazed window, downlights and panelling.

Bedroom Three

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

Bedroom Four

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin, a panelled bath with shower over and a vanity unit. There is a side facing obscure double glazed window, a heated towel rail and downlights.

Outside

To the front of the property there is an extensive driveway providing ample off road parking which leads to the double garage. To the side there are gates which lead to an additional side driveway providing off road parking which in-turn leads to the rear garden. To the rear of the property there is a mainly laid to lawn garden with a variety of mature

shrubs and plants to the borders. There is a feature pond, an Indian stone patio and a side canopy porch.

Double Garage

With two up and over doors, lights, power, wall and base units, a sink, plumbing, a wall mounted boiler and space for a freestanding fridge-freezer.

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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welcome to

Sherwood Close, Campsall Doncaster

- TWO EN-SUITE SHOWER ROOMS AND FAMILY BATHROOM
- STUNNING BREAKFAST DINING KITCHEN WITH QUARTZ WORK SURFACES
- UTILITY ROOM AND GROUND FLOOR WC
- DOUBLE GARAGE AND OFF ROAD PARKING
- CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers over
£425.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125790 - 0005

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