



Ferndale View, Cusworth Doncaster

welcome to

Ferndale View, Cusworth Doncaster

This four bedroom detached family home occupies an impressive corner plot, offering generous off road parking and is situated within the highly sought after location of Cusworth with close links to Cusworth Hall, a range of amenities and transport links. Ideal for a growing or extended family!



Entrance Hall

With a front facing exterior door and access to the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin with mixer tap and a front facing double glazed window.

Lounge

With a front facing double glazed bay window, a feature fireplace, a central heating radiator and double doors into the dining room.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and grill, a dishwasher, plumbing for a washing machine and space for a fridge-freezer. There is a rear facing double glazed window, complimentary splashback tiling, a central heating radiator and access through to the dining room.

Dining Room

With rear facing patio doors and a central heating radiator.

Utility Room

Fitted with a range of wall and base units with worktops. There is a central heating radiator and a rear facing door to the garden.

First Floor Landing

With a side facing double glazed window, a useful storage cupboard and a central heating radiator.

Bedroom One

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is partial tiling, an

extractor fan and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a panelled bath with shower over, a low flush W.C and a wash hand basin. There is a heated towel rail, an extractor fan, a side facing obscure double glazed window and downlights to the ceiling.

Outside

To the front of the property there is an impressive block paved driveway providing generous off road parking. The open plan front garden is mainly laid to lawn, with a variety of mature shrubs and plants to the borders, offering privacy and screening. To the rear, the garden is predominantly laid to lawn and is enclosed by fencing to the perimeter, creating a secure and private outdoor space.

Garage

With an up and over door.

Notes

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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Ferndale View, Cusworth Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT
- EN-SUITE SHOWER ROOM
- UTILITY ROOM AND KITCHEN TO THE REAR
- GARAGE AND SPACIOUS DRIVEWAY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126853 - 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.

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