



Davenport Close, Armthorpe Doncaster

welcome to

Davenport Close, Armthorpe Doncaster

A generously proportioned four bedroom town house offering versatile living space with a double driveway, a generous enclosed rear garden and conveniently positioned within close reach to a range of shops, schools and amenities. Ideal for a growing or extended family!



Entrance Hall

With a central heating radiator, a front facing double glazed door and access to the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C, and a wash hand basin. There is a central heating radiator and a side facing obscured double glazed window.

Lounge

A spacious room with a front facing double glazed window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worktops which houses the stainless steel sink and drainer with mixer tap. There is an electric oven and grill with a stainless steel extractor above, an integrated fridge freezer and an integrated dishwasher. There is a central heating radiator, area for a dining table and chairs and rear facing French doors which open onto the rear garden.

Utility Room

With plumbing for a washing machine and a central heating radiator.

First Floor Landing

With a front facing double glazed window and a central heating radiator. There is a storage cupboard and stairs which rise to the second floor landing.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a bath with shower over. There is a side facing double glazed window, a central heating radiator and an extractor fan.

Bedroom One

Located on the top floor with a front facing double glazed window, fitted wardrobes, a central heating radiator and access to the en-suite.

En-Suite

Fitted with a low flush W.C, a wash hand basin and a walk in shower. There is a rear facing double glazed window and a central heating radiator.

Outside

To the front there is an open plan garden with a spacious double driveway to the side. To the rear the garden is mainly laid to lawn with fencing to the perimeter and a side access gate.

Agent's 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

Davenport Close, Armthorpe Doncaster

- FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
- SPACIOUS LIVING ACCOMMODATION ACROSS THREE FLOORS
- DOUBLE DRIVEWAY
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125968 - 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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