

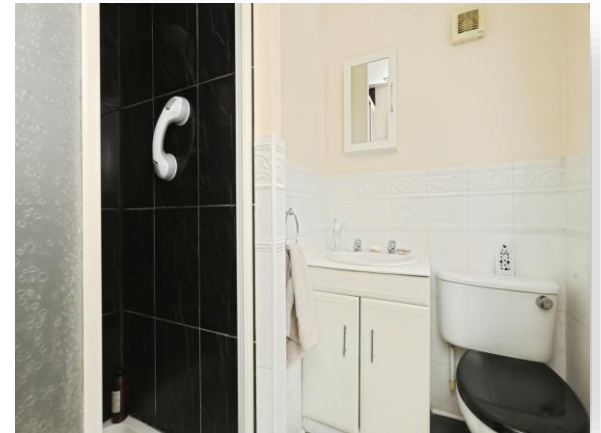


Highfield Close, Barnby Dun Doncaster

welcome to

Highfield Close, Barnby Dun Doncaster

Situated on a cul-de-sac position in this sought after location is this four bedroom detached family home with close links to local shops, schools and transport links. Benefiting from front and rear gardens, off road parking and a garage.



Entrance Hall

With a front facing composite door and a central heating radiator.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin.

Lounge

With a rear facing double glazed bay with rear facing French doors which lead out to the rear garden, coving to the ceiling, a central heating radiator and dado rail.

Dining Room

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

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with cooker hood above, an electric oven and space for a dishwasher and fridge-freezer. There is a central heating radiator, splashback tiling, a rear facing double glazed window and a side facing sealed unit door

First Floor Landing

With a storage cupboard housing the tank and access to the loft with ladder.

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 WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is partial tiling to the walls, a central heating radiator and a front facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is partial tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is an open plan lawn with a driveway providing off road parking which leads to the garage. To the rear of the property there is a generous enclosed lawned garden with a paved patio and slate features.

Garage

With an up and over door.

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

Highfield Close, Barnby Dun Doncaster

- WELL-PRESENTED THROUGHOUT
- CUL-DE-SAC POSITION
- LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- SEPARATE DINING ROOM
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£299,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127055 - 0002

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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