

Plot 22, Spring Meadows, Sandtoft Doncaster DN8 5SZ

william h brown

welcome to

Spring Meadows, Sandtoft Doncaster

PERFECT FAMILY HOME! This impressive detached family home boasts four generous bedrooms, two versatile reception rooms, a modern kitchen with integrated appliances, ample off street parking & a detached garage.

Entrance Hall
Featuring a front facing composite door, a centrally heated radiator & a storage cupboard.

Cloakroom
Comprising of a rear facing double glazed window, low flush w/c, wash hand basin, heated towel rail & tiled floor covering.

Lounge
The lounge boasts a front facing double glazed bay window, two centrally heated radiators & a rear facing double glazed door leading on to the rear garden.

Additional Reception Room
This additional reception room is the ideal space for a dining room/office/snug, comprising of a front facing double glazed window & a centrally heated radiator.

Kitchen
The kitchen comprises of a side facing double glazed window, wall & base units, quartz worktops, integrated appliances such as a double oven & fridge/freezer, a stainless steel sink complimented with a gold tap, an electric hob with extractor hood, spotlights, tiled floor covering & rear facing double glazed double doors leading to the rear garden.

Utility Room
Leading off from the kitchen, the utility room features wall & base units, quartz worktops, a sink, spotlights, tiled floor covering & a side facing composite door.

Landing
Featuring a rear facing double glazed window & a centrally heated radiator.

Master Bedroom
Benefitting from a from facing double glazed window, a centrally heated radiator & a door leading to the en suite.

En Suite
Comprising of a walk in shower, low flush w/c, wash hand basin, heated towel rail, part tiling to the walls & tiled floor covering.

Bedroom Two
Comprising on a rear facing double glazed window, a side facing double glazed window, a centrally heated radiator & a door leading to the en suite.

En Suite
Featuring a side facing double glazed window, a walk in shower, low flush w/c, wash hand basin, heated towel rail & tiled floor covering.

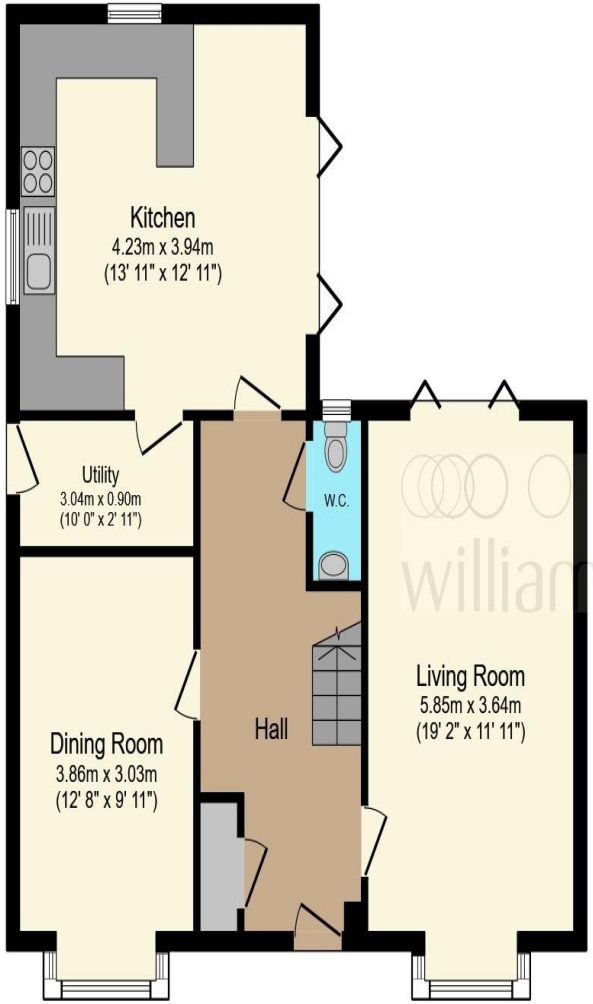
Bedroom Three
Featuring a front facing double glazed window & a centrally heated radiator.

Bedroom Four
Comprising of a rear facing double glazed window & a centrally heated radiator.

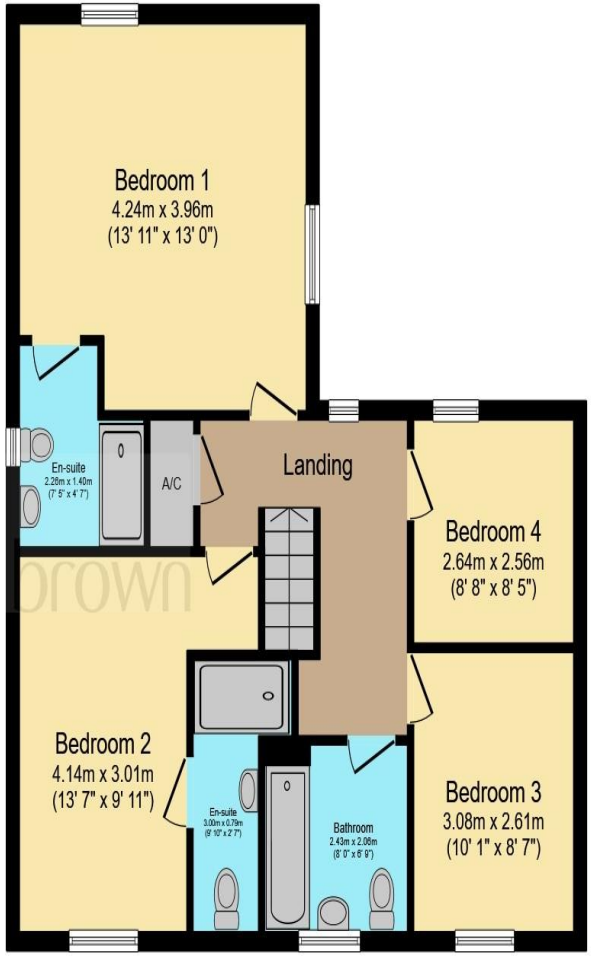
Family Bathroom
The family bathroom benefits from a front facing double glazed window, a bath with shower overhead, low flush w/c, wash hand basin, part tiling to the walls, heated towel rail & tiled floor covering.

Outside & Exterior
To the side of the property there is a driveway & detached garage. The rear of the property is fully enclosed with a small patio area.

Agents Notes
Please note that the AML fee covers 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.



Ground Floor



First Floor





Total floor area 144.5 m² (1,556 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Spring Meadows, Sandtoft Doncaster

- IDEAL FAMILY HOME
- Downstairs W/C & Utility Room
- Master Bedroom With En Suite
- High Quality Finishes Throughout
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: A

£485,000



view this property online williamhbrown.co.uk/Property/THN105634

The Property Ombudsman

Property Ref:
THN105634 - 0006

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01405 812334

thorne@williamhbrown.co.uk

8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA

williamhbrown.co.uk