



3 Apple Tree Way, Doncaster, DN4 7ND

Price Guide £375,000

Price Guide of £375,000 to £400,000

Merryweathers are pleased to present this FIVE BEDROOM property in heart of Bessacarr. This location is one of Doncaster's most sought after suburbs with great local amenities and transport links. On a popular modern development this stunning property provides stylish living for all the family to enjoy. **MAYBE THIS COULD BE YOUR DREAM FAMILY HOME!**

In brief the property comprises of FIVE BEDROOMS and FOUR BATHROOMS across three floors. Allowing all the family to have their own private space. The first floor provides versatile living with a generous lounge, study room and kitchen with separate utility room and downstairs WC. To the first floor there are three generous bedrooms two of which have the benefit of an en-suite. The second floor of the property has a further two bedrooms and a family bathroom. Externally, the property boasts curb appeal with two bay windows framing the entrance door. Having a driveway and a garage, this property is not short of parking. To the rear of the property is a private garden, mainly laid to lawn with a decked patio area.

This property must be viewed to appreciate its size and versatility!!

Entrance Hall

As you step inside you will be greeted by a spacious and welcoming atmosphere, the interior has been tastefully updated by modern features creating a pristine living environment. Providing access to the generous lounge, second reception room, kitchen and utility room. Stairs leading to the first floor.

Lounge 22'6" x 12'2" (6.87 x 3.71)

A bright and welcoming lounge provides a versatile space to relax with family and friends or entertain. With neutral tones and modern finishes it is a nice calming environment for unwinding after a long day. With front facing UPVC bay window and double French doors into the garden.

Kitchen 12'4" x 11'1" (3.77 x 3.40)

The beating heart of the home! The kitchen is a Chef's delight with modern, high quality appliances and ample storage space. A great space to entertain with friends and family.

Reception Room 11'4" x 9'10" (3.46 x 3.00)

Another versatile room utilised currently as an office. This space could be used as a snug or playroom. With feature bay window.

Utility Room 8'5" x 5'9" (2.57 x 1.76)

WC

First Floor Landing

Main Bedroom 15'6" x 11'2" (4.74 x 3.41)

The room provides a peaceful retreat from the hustle and bustle of life. With access to a private Ensuite.

Ensuite to Main bedroom 11'2" x 6'7" (3.41 x 2.02)

Bedroom Two 12'2" x 11'9" (3.71 x 3.60)

With front facing UPVC double glazed windows providing natural light to cascade through this generous double bedroom. With access to a private Ensuite

En-suite to Bedroom Two 6'7" x 4'7" (2.02 x 1.40)

Bedroom Five 12'5" x 9'6" (3.79 x 2.91)

Located to the rear of the property, another good sized room.

Family Bathroom 6'8" x 6'7" (2.05 x 2.03)

The bathroom is elegantly designed boasting modern features and fittings

Second Floor Landing

With access to bedroom three and four and family bathroom.

Bedroom Three 17'2" x 11'1" (5.25 x 3.40)

A good size double bedroom, with feature Velux window

Bedroom Four 17'2" x 12'1" (5.24 x 3.69)

Garage 17'11" x 16'11" (5.47 x 5.18)

Outside

Externally, the property boasts curb appeal with two bay windows framing the entrance door. Having a driveway and a garage, this property is not short of parking. To the rear of the property is a private garden, mainly laid to lawn with a decked patio area.

Material Information

Doncaster Council

Tax Band- F

Freehold

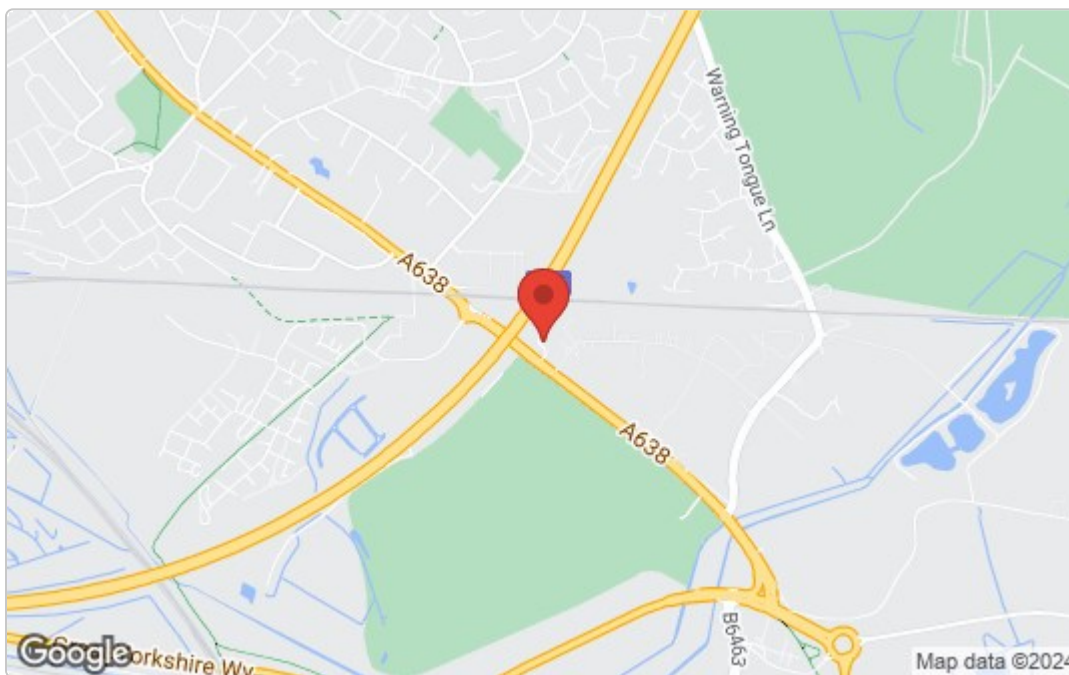
Floor Plan



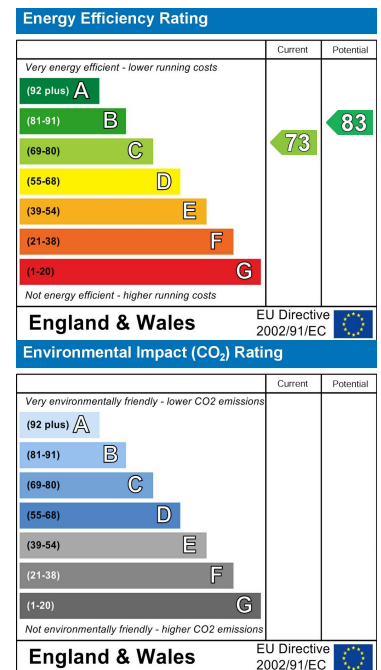
Total floor area 207.6 sq.m. (2,235 sq.ft.) approx

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).
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Area Map



Energy Efficiency Graph



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