



## 2 Hutton Court

Armthorpe, Doncaster, DN3 2BJ

£160,000

Welcome to this modern three-bedroom semi-detached house located in the desirable area of Hutton Court, Armthorpe, Doncaster. Built in 2012, this property offers a contemporary living experience with a well-thought-out layout spanning 861 square feet.

As you enter, you are greeted by a spacious lounge that provides a perfect space for relaxation and entertaining. The modern fitted kitchen is designed with functionality in mind, making it ideal for both cooking and socialising. Additionally, the convenience of a downstairs w/c enhances the practicality of the home.

The property boasts three well-proportioned bedrooms, with the master bedroom featuring an ensuite shower room, ensuring privacy and comfort. The remaining bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's rooms.

Outside, you will find off-road parking, a valuable feature in this popular area. The enclosed rear garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with family and friends.

This property is offered with no upward vendor chain, making it an excellent opportunity for those looking to move quickly. Situated in a sought-after location, this home is close to local amenities

- Modern three bedroom semi detached house
- Ideal first time buy
- Lounge and fitted kitchen
- Downstairs W/C
- En suite to master bedroom
- Off road parking
- Enclosed rear garden
- No upward vendor chain

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



# Energy Efficiency Graph



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