



Moorgreen Way, Bircotes Doncaster DN11 8FX

welcome to

Moorgreen Way, Bircotes Doncaster

Exquisite DETACHED Family Home, benefitting from FOUR Double Bedrooms, a SPACIOUS Kitchen, TWO Bathrooms and a DOWNSTAIRS WC. Boasting OFF ROAD PARKING and GARAGE. A Must View Property!



Ground Floor Accommodation

Entrance Hall

Providing access to the garage and housing the stairs to the first floor landing.

Cloakroom

Benefitting from a wc, wash hand basin with splashback tiling and a central heating radiator.

Lounge

Light and bright main reception room, featuring a front facing double glazed bay window and a central heating radiator.

Kitchen

Spacious kitchen fitted with a good range of modern wall and base units with complimentary worktop over, matching upstands and an inset one and a half bowl sink with drainer. Benefitting from a host of integrated appliances including a dishwasher, double oven, gas hob, extractor fan and a fridge/freezer. A great entertaining space, with a rear facing double glazed window and French doors leading out to the rear garden. Owning under cabinet lighting, recessed lights and two central heating radiators.

Utility Room

Boasting wall and base units with worktop over and a sink. Having a side facing glazed UPVC door and a central heating radiator.

First Floor Accommodation

Landing

Having a cylinder cupboard and a central heating radiator.

Bedroom One

Double bedroom, having a front facing double glazed window and a central heating radiator.

En Suite

Fitted with a shower cubicle, wc and vanity wash hand basin. Heated towel rail, tiling to the walls and recessed lights.

Bedroom Two

Double bedroom, complete with built in wardrobes, a front facing double glazed window and a central heating radiator.

Bedroom Three

Double bedroom, possessing fitted wardrobes, a rear facing double glazed window, central heating radiator and access to the loft.

Bedroom Four

Double bedroom, having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a four piece suite, consisting of a bath, shower cubicle, pedestal wash hand basin and wc. Having tiling to the walls and floor, recessed lights, a rear facing double glazed frosted window and a central heating radiator.

External

To the front of the property is an open plan garden with a variety of shrubs to the border and a driveway providing convenient off-road parking, leading to the garage.

Heading to the rear elevation, the property benefits from a fully enclosed garden, predominantly laid to lawn with a paving to the perimeters, side pedestrian access and an external water supply.

Garage

Integral garage with up and over door, power and light connected.

Agents Notes

We are advised by the owner a service charge is payable for the upkeep of amenity land on the development, currently at £177.27 per annum. This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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welcome to

Moorgreen Way, Bircotes Doncaster

- Beautiful Detached Home
- Four Double Bedrooms
- Two Bathrooms & Downstairs WC
- Well Maintained, Enclosed Rear Garden
- Integral Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107661 - 0005

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