



Whiphill Lane, Armthorpe DONCASTER

welcome to

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This six bedroom detached family home is situated in the sought after village of Armthorpe. Offering generous and versatile accommodation throughout. The home also benefits from a number of discreet accessibility features designed to support those living with a disability or reduced mobility.



Entrance Hall

With a front facing sealed unit door with double glazed side panels, a central heating radiator, tiled flooring and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and a gas feature fireplace as the focal point of the room.

Family Room

With side facing double glazed French doors opening onto the garden and a central heating radiator.

Dance Studio / Reception Room

With side facing double glazed French doors, a side facing double glazed window and convenient disabled lift access. There is a central heating radiator and laminate flooring. A versatile room which could cater as a ground floor bedroom, home office or play room.

Dining Kitchen

A generous dining kitchen fitted with a wide range of wooden wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is space for Range master cooker with extractor above, a wine rack, space for an American style fridge-freezer and spotlights to the ceiling. There are double glazed French doors opening onto the rear garden and further double glazed windows providing an abundance of natural light. There is tiling to the floor, a central heating radiator and a focal breakfast island providing ample counter space.

Hallway

With access to the utility room and a door to the rear garden.

Utility Room

Fitted with base units housing ample under counter space for a dryer and plumbing for a washing machine. A door gives access to the ground floor shower room.



Ground Floor Shower Room

Conveniently situated on the ground floor and is fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiling to the floor and a side facing obscure double glazed window.

First Floor Landing

A spacious landing with front and rear facing double glazed windows providing an abundance of natural light. There are two central heating radiators and access to three bedrooms and the family bathroom.

Primary Bedroom

With a front facing double glazed window, a central heating radiator, coving to the ceiling and double doors to the generous en-suite.

En-Suite Bathroom

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit, a wet room style shower and a free standing bath with mixer tap. There is a rear facing obscure double glazed window, a heated towel rail and tiling to the walls and floor.

Bedroom Two

With two side facing double glazed windows, a central heating radiator and a lift to the ground floor. A door gives access to the en-suite.

En-Suite Shower Room

Fitted with a walk-in shower, a low flush W.C and a wash hand basin. There is a side facing obscure double glazed window and tiling.

Bedroom Six

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

Family Bathroom

Fitted with a walk-in style shower, a low flush W.C, a wash hand basin and a bath tub. There is tiling to the walls and floor, a heated towel rail and a side facing obscure double glazed window.

Second Floor Landing

With a velux window.

Bedroom Three

With two front and one rear facing velux double glazed window, a central heating radiator and laminate flooring.

Bedroom Four

With a front facing velux double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Conveniently accessed from bedroom four and five and is fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and floor and a side facing obscure double glazed window.

Bedroom Five

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

Outside

To the front of the property, there is a spacious driveway providing ample off road parking for multiple vehicles, together with a double car port and secure storage space. To the rear, the garden is mainly laid to lawn and is enclosed by perimeter fencing. A generous patio and gazebo area provides the perfect space for outdoor dining, entertaining and hosting family and friends.

Secure Storage

With a roller shutter door.

Additional Information

The vendor has made us aware that the property has freehold solar panels with battery storage.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent's Note

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.

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Whiphill Lane, Armthorpe DONCASTER

- LIFT ACCESS TO THE FIRST FLOOR
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- TASTEFULLY DECORATED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125260 - 0004

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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