



Westfield Road, Doncaster

£210,000

3Keys Property are delighted to present this modern 2-bedroom semi-detached bungalow, nestled within a peaceful cul-de-sac in the highly sought-after village of Armthorpe, Doncaster. Beautifully positioned on a well-maintained plot, this superb home offers well-balanced living accommodation along with a private south-facing garden, off-road parking, and the reassurance of a modern combi boiler and LABC Warranty valid until 2031. This recently built bungalow is the perfect choice for buyers seeking low-maintenance, single-level living in a convenient, well-connected residential location- and is offered with no onward chain. For more information or to

- **2 BEDROOM BUNGALOW**
- **10 YEAR LABC WARRANTY VALID UNTIL 2031**
- **HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES**
- **STUNNING SHOWER ROOM**
- **PARKING FOR ONE CAR**
- **NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION**
- **IMMACULATEDLY PRESENTED**
- **OPEN PLAN KITCHEN/DINING AND LIVING AREA**
- **PRIVATE REAR SOUTH FACING GARDEN**
- **EASY ACCESS TO MOTORWAY NETWORK AND LOCAL TRANSPORT LINKS**

PROPERTY DESCRIPTION

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Presented to a high standard throughout, the bungalow is ideal for downsizers, first-time buyers, or anyone wanting a quiet, easy-to-manage home with scope to personalise. The spacious entrance hall provides access to the open plan lounge/kitchen/dining room, both bedrooms, and the shower room. The practical layout is enhanced by a seamless wood-effect laminate floor to the kitchen/dining area, carpets to the hallway, lounge and bedrooms and benefits from gas central heating and a mix of spot lighting and single pendant lighting throughout.

The lounge is a warm and inviting space positioned to the rear, featuring a window that fills the room with natural light- perfect for relaxing or entertaining. To the rear is the open-plan kitchen/dining room, fitted with stylish white wall and base units, white quartz worktops and ample storage. Appliances include an integrated oven, microwave, electric hob, extractor hood, fridge, freezer, dishwasher, and washing machine. The dining area comfortably accommodates a table and chairs, with French doors opening directly onto the garden and patio. Finished with spot lighting and under cupboard lighting to the kitchen.

Both bedrooms are well-proportioned. The principal bedroom is a generous double with pleasant views over the front garden and features fitted wardrobes and carpet.

The second bedroom, positioned to the side, is currently used flexibly as a guest room or home office and also includes carpet and radiator.

A stunning, contemporary shower room serves the home, fitted with a walk-in shower, WC, wash basin, heated towel rail, spot lighting, and full wall and floor tiling for a clean, modern finish.

The rear garden is a private and peaceful space, benefiting from a south-facing aspect. It features a well-maintained lawn, mature planting, patio area and secure fencing- ideal for outdoor dining or relaxing. A gate provides access to the block-paved driveway. To the front, the bungalow enjoys a neat, landscaped garden and off-road parking for one vehicle. There is also on street parking available within the cul de sac.

Located in a quiet cul-de-sac in Armthorpe, the property offers a tranquil setting while remaining close to many local amenities including post office, bank, pharmacy, supermarkets, leisure centre, gyms, doctors' surgeries, pubs and restaurants to mention a few as well as a range of bus routes giving access around Doncaster and the City Centre. This is a rare opportunity to secure a bungalow in a desirable location, offering comfortable, manageable living both inside and out. Early viewing is highly recommended to appreciate the layout, condition, and peaceful surroundings of this exceptional home. To arrange a viewing, please contact 3Keys Property on 01302 867888.

ENTRANCE HALLWAY



LOUNGE/KITCHEN DINER

4.34m x 5.67m (14' 3" x 18' 7")

BEDROOM 1

3.40m x 3.47m (11' 2" x 11' 5") MAXIMUM MEASUREMENT

BEDROOM 2

2.20m x 2.85m (7' 3" x 9' 4")

BATHROOM

1.76m x 2.55m (5' 9" x 8' 4") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

Loft - No fixed ladder or boarding.

Boiler - Combination boiler.

Warranty - 10 year LABC warranty which is valid until 2031.

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification



Whilst every care has been made to ensure the accuracy of the details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are not to scale and should not be used without prior written permission. Made with MyHouse 2020.