



Forest Grange
Cantley, Doncaster, DN4 6FG

REDUCED NOW TO £230,000

Property Features

- **Detached House In Cantley**
- **Four Bedrooms**
- **Beautifully Presented**
- **Extended To The Rear**
- **Driveway & Garage**
- **Master Bedroom With En Suite**
- **Stunning Kitchen / Breakfast Area**
- **Utility Room & W/C**
- **Spacious Accommodation**

Full Description

BEAUTIFULLY PRESENTED & EXTENDED FOUR BEDROOM DETACHED HOME. The ideal family location in a small quiet cul de sac in Cantley, just a short walk to the local shops and within 2 miles of Doncaster centre. This fabulous home has been cherished and loved by the current owners and this is displayed via the presentation of their home, with immaculate decor throughout.. YOU WILL NOT WANT TO MISS THIS HOUSE

ENTRANCE HALL

16' 2" x 5' 11" (4.94m x 1.81m) Providing access to this delightful detached home via a front facing double glazed frosted door, front facing double glazed frosted window, radiator, storage cupboard beneath the stairs, stairs to the first floor landing, door to the integral garage and to all downstairs accommodation.

W/C

5' 3" x 2' 7" (1.62m x 0.80m) Accessed from the hallway benefitting from a low flush w/c, wash hand basin, radiator, tiled floor, partially tiled splash back and an extractor fan.

LIVING ROOM

14' 1" x 11' 6" (4.31m x 3.53m) A fabulous family space which opens out into the extension providing a fantastic entertaining area with feature gas fire and a decorative surround, radiator, coving to the ceiling and an open arch to the dining/garden room.

EXTENDED DINING/GARDEN ROOM

12' 0" x 11' 9" (3.66m x 3.59m) A surprising addition to this property and definitely one of the wonderful features of this family home, with a vaulted feature ceiling providing plenty of light via two Velux style windows, rear and side facing double glazed windows, side facing double glazed French doors, wood effect flooring and a radiator.

DINING/FAMILY ROOM

8' 8" x 10' 9" (2.66m x 3.28m) Located to the front of the property



is this very versatile space that could be a private dining room or family play room with front facing double glazed bay window, radiator and coving to the ceiling.

KITCHEN/BREAKFAST ROOM

11' 9" x 12' 4" (3.60m x 3.77m) What a great family space this is with rear facing double glazed window overlooking the garden, a range of fitted kitchen units at eye and base level with rolled top work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob, double electric oven, extractor hood above, integrated fridge/freezer, integrated dishwasher, fitted breakfast bar, radiator, tiled flooring, partially tiled splash backs above the work surfaces and a door leading to the utility room.



UTILITY ROOM

5' 3" x 5' 10" (1.62m x 1.80m) What every family home needs, with a side facing double glazed frosted door to the garden, fitted base units incorporating a single bowl sink with drainer and also housing plumbing for a washing machine, space for a tumble dryer, partially tiled splash backs, tiled flooring, radiator and also benefits from eye level storage cupboards/wine rack.



STAIRS

Leading from the entrance hall to the first floor landing.

FIRST FLOOR LANDING

Providing access to all bedrooms and the bathroom, plus benefitting from a storage/airing cupboard.

MASTER BEDROOM

11' 6" x 12' 5" (3.51m x 3.80m) Great sized master bedroom with front facing double glazed window, offering a fantastic view overlooking the fields, radiator, large four door built-in wardrobes with light/shelving and a door to the en suite shower room.



EN SUITE SHOWER ROOM

8' 2" x 6' 8" (2.50m x 2.05m) Nicely presented en suite shower room with side facing double glazed frosted window, low flush w/c, wash hand basin, double shower cubicle, radiator, tiled flooring, partially tiled walls, spotlights, extractor fan and a shaving point.



BEDROOM

11' 9" x 9' 6" (3.59m x 2.92m) Double bedroom with rear facing double glazed window, radiator and further large built-in wardrobes offering ample storage space.

BEDROOM

12' 1" x 8' 1" (3.69m x 2.47m) Another double bedroom with rear facing double glazed window overlooking the garden and has a radiator.

BEDROOM

8' 10" x 9' 3" (2.71m x 2.83m) Further double bedroom with front facing double glazed window and a radiator.

BATHROOM

5' 6" x 7' 10" (1.68m x 2.39m) Family bathroom with side facing double glazed frosted window, low flush w/c, wash hand basin, bath, separate shower cubicle, tiled flooring, tiled walls, spotlights, extractor fan and a heated towel radiator.

FRONT GARDEN

With an open plan small front garden, that is laid to lawn with mature shrub beds and also provides access to the driveway. Side access is available to the rear garden.

DRIVEWAY

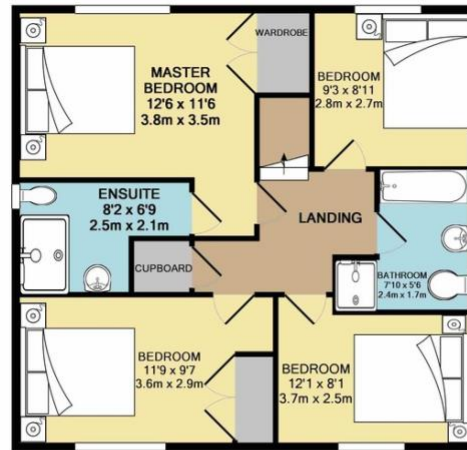
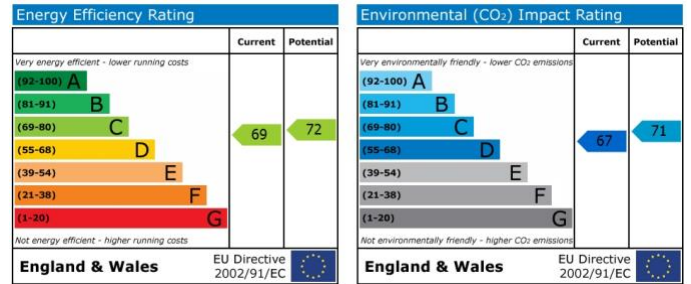
Providing off street parking for two cars and leads to the single integral garage.

INTEGRAL GARAGE

8' 7" x 16' 4" (2.64m x 5.00m) Single garage, currently houses the boiler unit and is used for storage with integral door to the entrance hallway.

REAR GARDEN

A mature private rear garden with lower patio area, laid to lawn area with shrub beds and a fence enclosure.



1ST FLOOR
APPROX. FLOOR
AREA 709 SQ.FT.
(65.9 SQ.M.)

MJK Estate Agents
4 Rosewood Drive
Barnby Dun
Doncaster
South Yorkshire
DN3 1BJ

GROUND FLOOR
APPROX. FLOOR
AREA 1134 SQ.FT.
(105.2 SQ.M.)
www.matthewjameskirk.co.uk
info@matthewjameskirk.co.uk
01302 898926

TOTAL APPROX. FLOOR AREA 1843 SQ.FT. (171.1 SQ.M.)
Every attempt has been made to ensure the accuracy of these measurements and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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