





A BEAUTIFUL DETACHED BUNGALOW IN A POPULAR LOCATION ON WHIPHILL LANE WITHIN ARMTHORPE. Positioned on a large plot with lovely gardens, it really has to be seen to be fully appreciated. The property internally briefly comprises of entrance hall, living room with feature fireplace, kitchen/diner, sitting room, conservatory, one bedroom, bathroom, driveway and a detached single garage. **AVAILABLE WITH NO UPWARD CHAIN AND ONE TO NOT BE MISSED.**

ENTRANCE HALL

3' 10" x 16' 2" (1.18m x 4.95m) A fabulous opportunity to purchase a spacious bungalow on a great plot, which is accessed via the side facing double glazed frosted door, radiator, coving to the ceiling, storage cupboard, alarm system and a loft access point.

LIVING ROOM

21' 1" x 11' 11" (6.45m x 3.64m) Wonderful sized living space overlooking the nicely maintained front gardens via the front facing double glazed bow window, two radiators, coving to the ceiling, coal effect gas fire and a decorative surround.



KITCHEN/DINER

13' 3" x 9' 9" (4.06m x 2.98m) Positioned at the front of the property, providing a generous kitchen/dining space with front facing double glazed window, side facing double glazed frosted door, side facing double glazed frosted window, fitted kitchen units at eye and base level, with rolled top surfaces incorporating a single and half bowl sink with drainer unit, breakfast bar, tiled flooring, space for freestanding cooker with gas hob, plumbing for a washing machine, space for a fridge/freezer, radiator, coving to the ceiling, storage cupboard holding the boiler unit and partially tiled walls.

SITTING ROOM

10' 10" x 10' 4" (3.32m x 3.17m) This would have been a bedroom but is now utilised as a further sitting room with rear facing double glazed door to the conservatory, rear facing double glazed window, radiator and coving to the ceiling.

CONSERVATORY

17' 8" x 9' 4" (5.39m x 2.86m) Offering fabulous views over the beautiful gardens via the rear facing double glazed windows, rear facing double glazed French doors to the patio, side facing double glazed windows, tiled flooring, ceiling fan and a radiator.







BEDROOM

10' 11" x 11' 3" (3.33m x 3.43m) Lovely double bedroom with rear facing double glazed window to the conservatory and a radiator.

BATHROOM

6' 10" x 5' 5" (2.09m x 1.66m) Nicely presented bathroom with a three piece suite, comprising of a low flush WC, wash hand basin, bath with a shower attachment, shower screen mounted above, tiled flooring, partially tiled walls, extractor fan, radiator and a side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Wonderful frontage with large lawned area, shrub beds, mature bushes, double gates leading to the driveway and side access to the garage/rear garden.

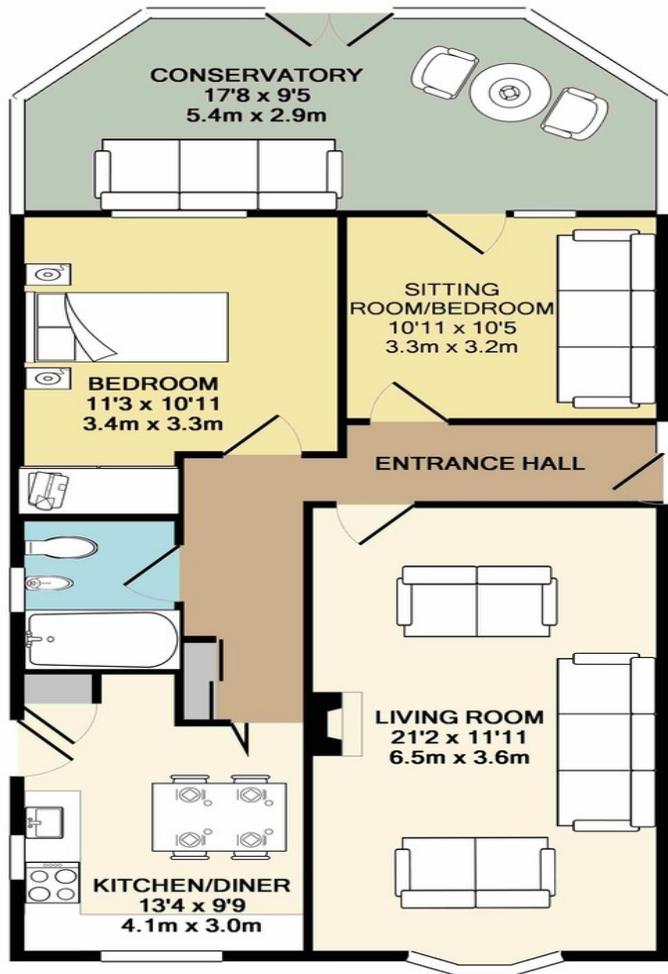
SINGLE DETACHED GARAGE

Single detached garage with up and over door.



REAR GARDEN

Fabulous landscaped rear garden over two tiers with a mature selection of trees, shrubs, bushes and flower beds, the patio area is bordered with a raised rockery/pond including water feature and also benefits from a hedge/fence enclosure.



TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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