



£275,000 OIRO

14 Baker Avenue, Doncaster DN10 4FQ

Detached House | 3 Bedrooms | 2 Bathrooms

01226 654891 |



www.rossandcoates.co.uk



Step Inside

Key Features

- Three Bedroom Detached
- Two Reception Rooms
- Modern Fitted Kitchen
- Bathroom & En-Suite Shower Room
- Sought After Location
- Gas Fired Central Heating
- Double Glazing
- Driveway And Double Car Barn

Main Particulars

Ross & Coates Estate Agents are pleased to present this three bedroom detached house situated within this small development on a side road of just three properties, Gringley-on-the-Hill is a sought after conservation village in the North Nottinghamshire area. Deceptively spacious with light and airy accommodation, superb dining kitchen with contemporary units, living room and second reception room. Master bedroom with En-Suite, Two further bedrooms and family bathroom. Landscaped gardens and double car barn with driveway to the front of property, Lawned gardens to the Rear. The property further benefits from double glazing throughout and gas fired central heating.

For more details please do not hesitate to contact us, viewings are highly recommended!

Entrance Hall

Entry in to the property through a front facing entrance door, having a useful storage cupboard and a central heating radiator, laminate flooring.

Cloakroom

Having a rear facing double glazed window and a central heating radiator. With a low flush wc, wash hand basin and laminate flooring.

Dining Room 9' 6" x 7' 8" (2.90m x 2.34m)

Second of the two reception rooms with both front facing and side facing double glazed windows, With laminate flooring, central heating radiator and a tv aerial point.

Lounge 14' 9" x 11' 3" (4.50m x 3.43m)

Good sized main reception room with double aspect, having two side facing double glazed windows and french doors leading out to the garden. Central heating radiator, laminate flooring and a tv aerial point and telephone point.

Kitchen - Diner 16' 4" x 7' 2" (4.98m x 2.18m)

Offering plenty of space for a breakfast table with views of the garden via the rear facing french doors this dining kitchen is fitted with a range of modern high gloss wall and base units with a contrast wall of units in a coordinating wood effect. Appliances comprise of an electric oven and gas hob with an extractor fan above, a one and a half bowl sink and drainer unit and integrated dishwasher and fridge freezer. Having a front facing double glazed window, recessed lights to the ceiling and a central heating radiator.

Landing

Having a turned staircase leading to the first floor with both front and rear facing double glazed windows, central heating radiator and giving access to the loft.

Bedroom One 11' x 11' 2" (3.35m x 3.40m)

Double bedroom: Having a rear facing double glazed window and a central heating radiator. A range of wardrobes to one wall with modern sliding doors, tv aerial point and laminate flooring.

Ensuite

Having a front facing obscured double glazed window and a central heating radiator. With a low flush wc a double shower cubicle with an electric shower inset and a wash hand basin, shaver socket.

Bedroom Two 14' 9" x 11' 3" (4.50m x 3.43m)

Double Bedroom: Having two front facing double glazed windows and a rear facing double glazed window, central heating radiator.

Bedroom Three 9' 6" x 7' 3" (2.90m x 2.21m)

Having a front facing double glazed window, a side facing double glazed window and a central heating radiator, laminate flooring.

Bathroom 6' 11" x 6' 2" (2.11m x 1.88m)

Having a modern suite comprising of a bath and wash hand basin and a low flush wc. Recessed lights to the ceiling and a front facing double glazed window. Central heating radiator and an extractor fan.

External

To the front of the property there is a wrought iron fence which leads upto the property, driveway to the side leading upto the double car port.

At the rear there is an enclosed garden which is mainly lawned with a paved seating area close to the house. The property enjoys a very sunny aspect with mature shrubs to the borders.

Living Room



Living Room



Dining Room



Dining Room





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.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Telephone: 01226 654891 | 07376061994



www.rossandcoates.co.uk