



75 Bloomhill Court Moorends DN8 4PF

Offers Around £205,000

FREEHOLD

VIEWING ESSENTIAL - Immaculate THREE bedroom detached house with large driveway to the rear. Lounge, Dining room, Modern fitted Kitchen and Utility room. Bathroom & En-suite. Landscaped rear garden. Popular small residential estate.



- **THREE BEDROOM DETACHED HOUSE** • Entrance hall, Lounge, Dining room • Modern fitted kitchen, Utility room

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase to the first floor. Doors into the lounge, utility room and w.c. Radiator.

LOUNGE

13'7" x 10'11" plus bay window.

Front UPVC double glazed bay window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Glazed double doors leading into the dining room. Radiator.

DINING ROOM

10'10" x 9'10"

Rear facing UPVC double glazed sliding patio doors. Radiator. Door into the kitchen.

KITCHEN

9'10" x 8'10"

Rear facing UPVC double glazed window. Fitted with modern high gloss light grey handleless wall and base units (18 months old) with slate effect laminate worksurfaces incorporating a sink and drainer and metro style tiled splashbacks. Integrated electric oven, four ring hob and

extractor hood above. Space for fridge freezer. Door into the utility room.

UTILITY ROOM

7'7" x 5'9"

Side facing UPVC double glazed window and UPVC double glazed entrance door. Fitted with a butchers block worktop with plumbing and space below for washing machine and dryer. Wall mounted gas combi central heating boiler. Radiator. Door into a useful storage cupboard.

W.C

5'8" x 2'5"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a wash hand basin and w.c. Chrome towel radiator.

LANDING

Doors off to all rooms. Loft access point. Radiator.

MASTER BEDROOM

14'4" x 12'4"

Front facing UPVC double glazed window. Built-in wardrobes to one wall with bi-fold and mirror doors. Radiator. Door into the en-suite shower room.



- UPVC double glazed
- Gas central heating
- Bathroom & En-suite
- Front and rear driveways
- Landscaped gardens
- Immaculate throughout
- VIEWING ESSENTIAL

EN-SUITE SHOWER ROOM

6'5" x 5'10"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Radiator. Tiled walls. Useful built-in storage cupboard.

BEDROOM TWO

11'4" x 10'6"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

9'6" x 7'8"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

9'3" x 5'10"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath (new), pedestal wash hand basin (new) and w.c. Radiator.

OUTSIDE

There is a patterned concrete driveway to the front proving off road parking with slate shrub beds and timber panelled fencing. A block paved path to the side leads through a wrought iron gate and into the rear garden. There is a further

driveway to the rear of the plot which is accessed through double gates from the side boundary.

The rear garden is a generous size with block paved patio, timber decked seating area, artificial lawn and raised timber planted beds. To the side boundary are wrought iron and composite panelled double gates which lead onto a large tarmac driveway which then leads onto a paved and gravelled area, which in all, could provide parking for at least four vehicles. We understand from the owner, planning permission had originally been passed for a garage when the house was first built to which there is ample space.





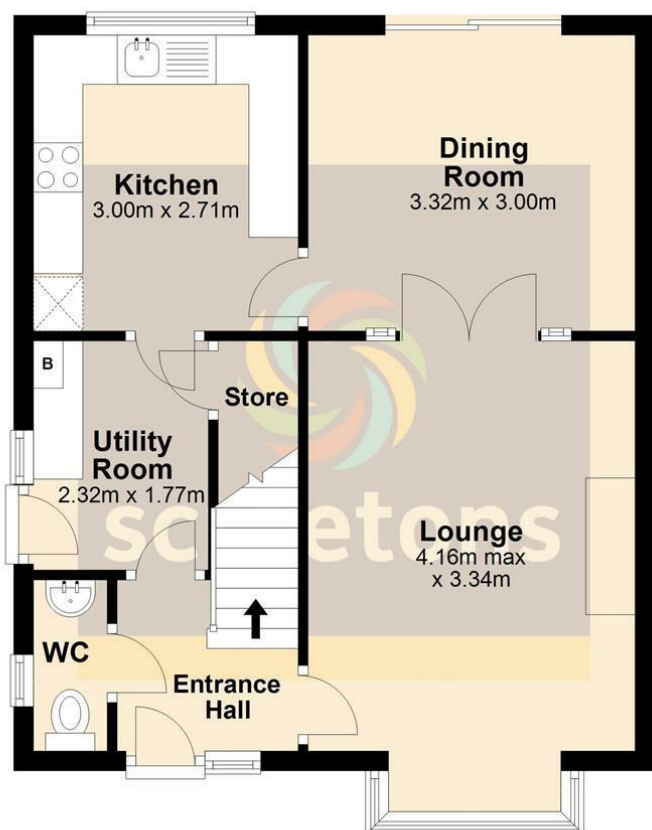


Additional Information

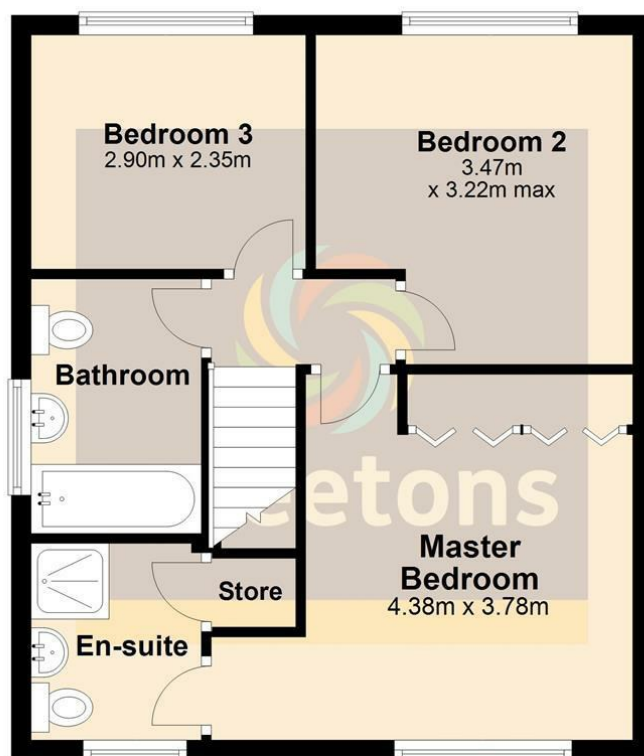
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general 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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