



**31 Westfield Road, Doncaster, DN3 3AX**  
Offers In Region Of £180,000 Freehold

  
**MARTIN&CO**

## Westfield Road, Armthorpe

2 Bedrooms, 1 Bathroom

Offers In Region Of £180,000

- Semi detached Bungalow
- Two bedroom
- Open plan living space
- Modern bathroom
- Driveway
- Landscaped garden
- Close to local amenities

An impressive turn key semi detached bungalow, located in the sought after area of Armthorpe. Briefly comprising of an open plan living area with wow factor kitchen area with central island. The addition of a stone feature wall and floor tiling enhance the sleek and modern appearance. Bi-fold doors open into the equally stunning rear garden. There are two double bedrooms, one of which has been converted into a dressing room. The contemporary bathroom is an

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additional wow factor to this stunning property. Externally the property has been given the same level of attention and benefits from a stunning Mediterranean style garden to the rear. There is a driveway for off street parking to the front of the property. The Soffits and Apex lighting enhance the external property appearance on an evening.

**KITCHEN/ LIVING AREA** 14' 4" x 18' 8" (4.39m x 5.71m) With a range of white high gloss wall and base units complimented with a stainless steel oven and hob. The addition of a integrated fridge freezer and washer and a central island enhance the sleek and modern kitchen area. Pale grey floor tiles and a feature stone wall and bi-fold doors continue the contemporary style through the open plan living area.

**BEDROOM** 11' 3" x 11' 2" (3.45m x 3.41m) A double bedroom located to the front of the property

**BEDROOM** 5' 4" x 8' 9" (1.64m x 2.68m) A second double bedroom currently being used as a dressing

room. Please note the measurements are to the wardrobe doors.

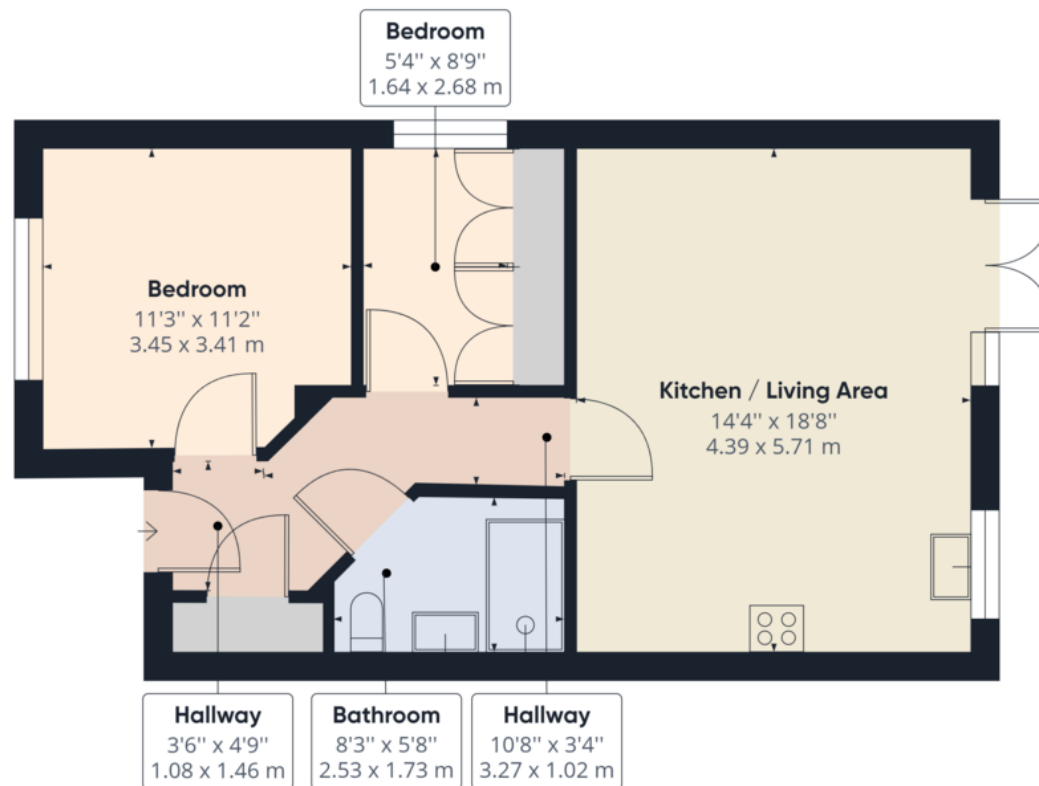
**BATHROOM** 8' 3" x 5' 8" (2.53m x 1.73m) A contemporary family bathroom with a large walk in shower and white sink and WC

**OUTSIDE SPACE** The rear garden has been given a makeover and now offers a Mediterranean style entertaining space to impress your family and friends









Approximate total area<sup>(1)</sup>  
 588.84 ft<sup>2</sup>  
 54.71 m<sup>2</sup>

Reduced headroom  
 0.83 ft<sup>2</sup>  
 0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Doncaster

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