



42 Chestnut Avenue , Doncaster , DN3 2EP
Offers In Excess Of £220,000 Freehold


MARTIN&CO

Chestnut Avenue , Armthorpe

3 Bedrooms, 1 Bathroom

Offers In Excess Of £220,000

- Semi Detached
- Three Bedroom
- Stylish Modern Kitchen
- Fantastic out door space
- Driveway
- Close to local amenities
- Close to schools

Stunning Three-Bedroom Semi-Detached Family Home

A beautifully presented three-bedroom semi-detached property located in a highly sought-after area. The ground floor briefly comprises a cozy front-facing living room, a stylish kitchen with an island and integrated appliances, a practical utility room, and a convenient WC.

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On the first floor, there are two spacious double bedrooms, a single bedroom currently used as a home office, and an elegant family bathroom with a walk-in shower and modern fittings.

Externally, the property benefits from a generous gated driveway and a rear garden designed for year-round use. Features include a versatile pergola, a dedicated area for a hot tub, and a workshop - combining both functionality and outdoor enjoyment.

Situated close to local amenities and well-regarded schools, this property represents a fantastic opportunity for families seeking comfort, style, and practicality in a desirable location.

LIVING ROOM 9' 2" x 13' 2" (2.81m x 4.03m) This inviting front-facing living room is filled with natural light, thanks to a beautiful large bay window that creates a bright and airy atmosphere. The space offers a warm, cozy feel - perfect for relaxing or entertaining

KITCHEN 14' 0" x 19' 9" (4.28m x 6.04m) This show-stopping kitchen truly delivers the wow factor. Featuring a stylish range of dark blue wall and base units paired with elegant wood-effect worktops, the space combines modern design with warmth and character. Ample storage ensures a clutter-free environment, while the integrated double ovens, gas hob, and dishwasher add everyday convenience. At the center sits a beautiful island - perfect for casual dining, entertaining, or simply bringing family and friends together in the heart of the home.

UTILITY ROOM 7' 1" x 9' 4" (2.18m x 2.86m) A convenient and well-planned utility room featuring plumbing for white goods and ample storage space for coats, boots, and everyday essentials - keeping the rest of the home neat and organized.

WC 2' 7" x 4' 9" (0.79m x 1.46m) Ground Floor WC

BEDROOM 11' 10" x 8' 9" (3.62m x 2.67m) A bright, front-facing double bedroom featuring fitted wardrobes

that offer excellent storage while maintaining a clean and elegant look. The large windows fill the room with natural light, creating a comfortable and relaxing space.

BEDROOM 11' 6" x 10' 3" (3.52m x 3.13m) A generously sized double bedroom featuring fitted wardrobes for excellent storage.

BEDROOM 8' 9" x 9' 1" (2.68m x 2.77m) A versatile single bedroom currently being used as a home office, offering a quiet and functional space. Ideal for guests, a study, or adapting to your lifestyle needs.

BATHROOM 8' 9" x 7' 6" (2.69m x 2.31m) A stylish and well-appointed family bathroom featuring a white WC, a modern vanity sink, and a generously sized walk-in shower. The space combines functionality with contemporary elegance, creating a relaxing and practical environment for the whole family.

OUTSIDE SPACE The property benefits from a



generous driveway with secure gates, providing ample parking and privacy. To the rear, the garden has been cleverly designed for year-round use, featuring a versatile pergola suitable for all weather. Additional highlights include a dedicated area for a hot tub and a workshop, combining functionality with outdoor enjoyment.

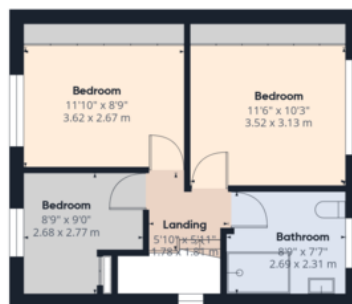
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Ground Floor



Approximate total area[®]
1003 ft²
93.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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