



## 4 BOWEN DRIVE DONCASTER, DN3 3JA

**£230,000**  
**FREEHOLD**

\*\*\*\*GUIDE PRICE £230,000-£240,000\*\*\*\*

WITH A COMPLETE ONWARD CHAIN, THIS SELLER IS READY TO MOVE!

Situated within a highly desirable modern development in Armthorpe, Doncaster, this stunning three-storey townhouse on Bowen Drive combines stylish contemporary living with impressive practicality. Offering three generous bedrooms and a host of high-spec finishes, this superb home is perfectly suited to families or professionals looking for space, comfort, and modern convenience.

Situated in a quiet, family-friendly area with easy access to local amenities, schools, and transport links, this property offers comfortable modern living in a desirable suburban location.

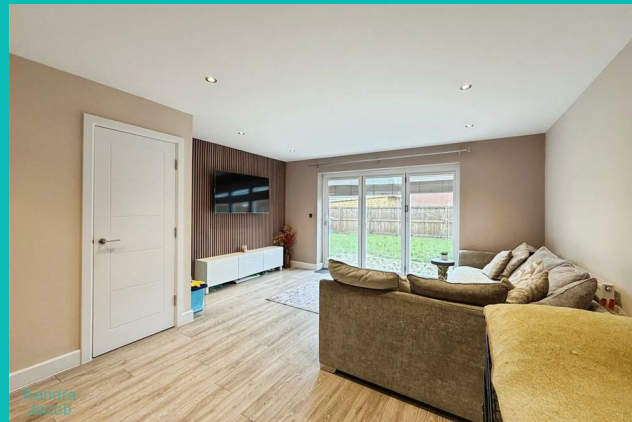
**Kendra  
Jacob**

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# 4 BOWEN DRIVE

- SEMI-DETACHED • THREE DOUBLE SIZE BEDROOMS • THREE STOREY LIVING • DOWNSTAIRS WC • DOUBLE DRIVEWAY • INTEGRATED APPLIANCES FITTED TO THE KITCHEN • IDEAL FOR A FIRST TIME BUYER • CLOSE TO THE MOTORWAY LINKS • GUIDE PRICE £230,000-£240,000



## ENTRANCE HALL

Accessed via a front-facing composite door, the entrance hall features laminate flooring, a central heating radiator, power points, and stairs leading to the first floor.

## DOWNSTAIRS WC

Comprising a low-flush WC and wash-hand vanity unit, partly tiled walls, laminate flooring, and a chrome towel radiator.

## KITCHEN

A modern kitchen fitted with a range of high- and low-level units and integrated appliances including an induction hob, microwave oven and grill, fridge, freezer, and dishwasher. Features a stainless-steel sink with drainer, plumbing for a washing machine, a contemporary extractor fan, and a front-facing double-glazed window.

## LIVING ROOM/DINING AREA

A generously sized living room with rear-facing bi-fold doors providing excellent natural light. Benefits include decorative panelling, laminate flooring, multiple power points, and a built-in understairs storage cupboard with power.

## FIRST FLOOR-LANDING

With a side-facing double-glazed window, central heating radiator, and power points.

## BEDROOM TWO

Rear-facing double-glazed window, central heating radiator, and power points.

## BEDROOM THREE

Another generously sized bedroom featuring stunning decorative panelling, a central heating radiator, power points, and front-facing double-glazed windows.

## BATHROOM

Partly tiled and fitted with a modern three-piece suite comprising a panelled bath with shower over, wash-hand vanity unit, and low-flush WC. Features a large fitted mirror, chrome towel radiator, and extractor fan.

## SECOND FLOOR-LANDING

With a front-facing double-glazed window, central heating radiator, and power point.

## BEDROOM ONE

A lovely sized bedroom with a front-facing double-glazed window, loft access, built-in storage cupboard, and fitted wardrobes with mirrored sliding doors. Includes central heating radiator, power points, and access to the en-suite.

## EN SUITE

A stunning three-piece bathroom suite featuring ceramic marble-effect tiling, a sleek shower enclosure, wash-hand basin set within a modern vanity unit, low-flush WC, fitted mirror, obscure window, extractor fan, and a contemporary chrome towel radiator.

## EXTERNAL

To the outside of the property is a double driveway with gated access leading to the rear. Further to the rear is a mainly laid to lawn with fencing surround.

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### ADDITIONAL INFORMATION

**Local Authority** – Doncaster

**Council Tax** – Band B

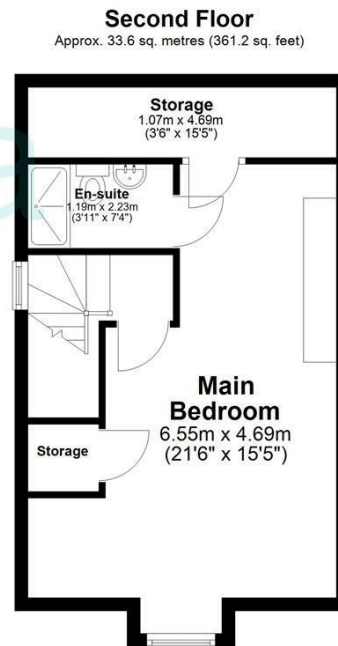
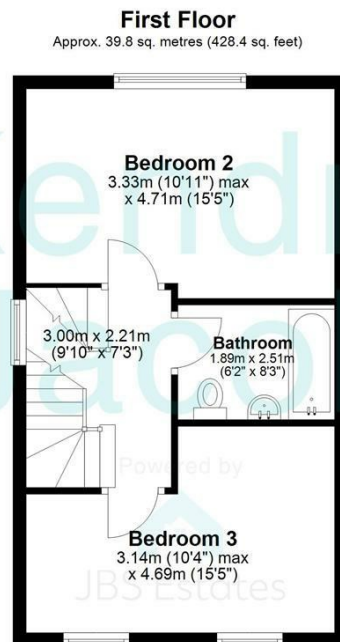
**Viewings** – By Appointment Only

**Floor Area** – 1164.90 sq ft

**Tenure** – Freehold



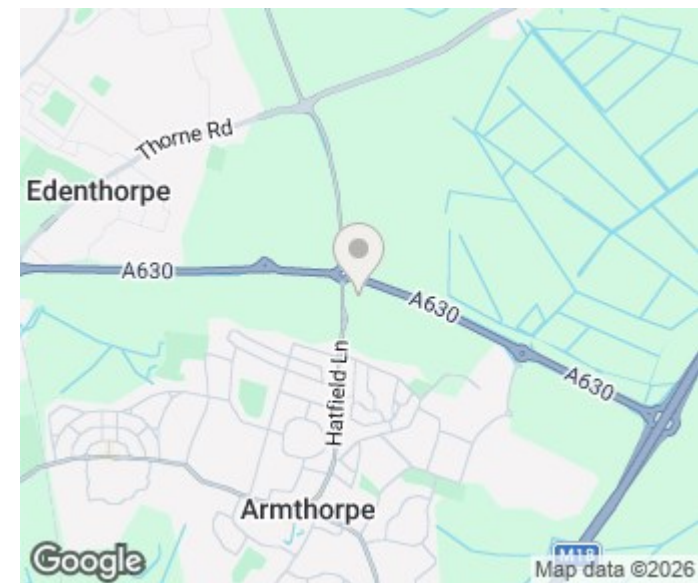




Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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