



25 Gosford Road, Doncaster, DN2 4FH  
£339,995

**The Property Perspective**

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated on the outskirts of Doncaster. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and en-suite shower room.

The living accommodation briefly comprises of; lounge, open plan diner/kitchen/snug and WC/cloaks to the ground floor. To the first floor, 4 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**

Service charge - £175pa

Council tax band - D

**GROUND FLOOR****Lounge 12'6" x 14'9" (3.82m x 4.50m)**

Karndean flooring with media wall, electric fire, curtains and blind

**Kitchen area 9'3" x 17'3" (2.83m x 5.28m)**

Karndean flooring with open plan aspect leading through to the dining area and blind. A range of fitted kitchen units, Quartz worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer, dishwasher and hot tap

**Dining area 9'4" x 10'11" (2.86m x 3.33m)**

Karndean flooring with bi-folding patio doors leading to the rear garden and open aspect leading through to the snug

**Snug 9'7" x 12'3" (2.94m x 3.74m)**

Karndean flooring with log burner, curtains and blind

**WC/cloaks**

Karndean flooring with 2 piece bathroom suite in white and plumbing for washing machine

**FIRST FLOOR****Bedroom 13'1" x 12'6" (4.01m x 3.83m)**

Carpet flooring with window to the front elevation, walk in wardrobes, curtains and blind

**En-suite**

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and partially tiled decor

**Bedroom 11'1" x 10'11" (3.40m x 3.33m)**

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

**Bedroom 11'10" x 10'4" (3.63m x 3.15m)**

Carpet flooring with window to the rear elevation, fitted wardrobes, curtains and blind

**Bedroom 9'6" x 9'5" (2.90m x 2.88m)**

Carpet flooring with window to the rear elevation, curtains and blind

**Bathroom**

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor

**EXTERNAL**

Beautifully presented and landscaped rear garden, benefiting from a South-westerly facing aspect, artificial lawn and patio area. Driveway to the front of the property, capable of accommodating 2 large vehicles.



Ground Floor

First Floor