



**Southlands, High Street,
Wroot, DN9 2BZ**

- A spacious 5-bedroom detached dormer bungalow in quiet rural village with nearby local amenities. This impressive home offers generous family living across a substantial plot. Briefly comprising entrance hall, study, inner hallway, WC, kitchen, dining room, lounge & conservatory/bar. Bedroom with en-suite & 3 further bedrooms, bathroom & WC. First floor landing & bedroom & dressing room. Set on a sizeable plot the property benefits from a large driveway providing ample off-road parking. The front garden is beautifully maintained with expansive lawns, mature shrubs, hedging & trees. Access to a double garage with wrap-around patio areas to the side & rear of the property. An oil tank & outdoor WC is located to the side. The rear features a low-maintenance courtyard garden with raised flower borders. The property combines a versatile layout & attractive outdoor areas making it ideal for family living. Viewing comes highly recommended to fully appreciate what this property has to offer. ●
- Five-bedroom detached dorma bungalow - Four bedrooms on ground floor - First floor bedroom with walk-in dressing room - En-suite and family bathroom - Conservatory / Bar - Brilliant family home - Lovely well-established gardens ●

Price Region: £445,000

ENTRANCE HALL Front facing double doors and front and side facing windows.



STUDY Two side facing windows and front facing French doors with side panels. Radiator.



INNER HALL Storage cupboard. Radiator and downlights.

WC Rear facing window. Low flush WC and wash hand basin with mixer tap. Heated towel rail and downlights. Tiled walls and floors.

KITCHEN DINER 14' 9" x 10' 11" (4.50m x 3.33m) Two rear facing windows and side door leading to the garden. Fitted range of wooden wall and base units with work surfaces. One and half bowl sink and drainer with mixer tap. Freestanding Rangemaster electric cooker with stainless steel extractor above. Integrated dishwasher. Ceiling spotlights. Access to utility. Radiator.



UTILITY: Side facing window. Fitted wall and base units with drawers. Worktops with provisions under for white goods. Tiled floor.

DINING ROOM 14' 0" x 13' 10" (4.27m x 4.22m) Front and side facing windows. Wooden flooring. Stairs leading to the first-floor bedroom and dressing room.



LOUNGE 19' 10" x 13' 10" (6.07m x 4.24m) Front facing bay window. Decorative feature fireplace. Radiator.



CONSERVATORY 16' 9" x 14' 7" (5.13m x 4.47m) Rear and side facing window with side facing French doors. Tiled flooring and two wall lights. Radiator. (Currently being used as a bar area).



BEDROOM 1 WITH ENSUITE: 22' 0" x 11' 6" (6.73m x 3.53m) Side facing windows and rear facing French doors. Fitted furniture. Downlights. Television point. Radiator.



ENSUITE 22' 0" x 11' 6" (6.73m x 3.53m) Front facing window. Low flush WC and wall mounted wash hand basin. Walk in shower. Tiled floor and walls. Downlights. Radiator.



BEDROOM 2 13.7' 0" x 11.11' (3.96m x 3.35m) Front facing window. Free standing hand wash basin in a vanity unit. Fitted storage. Radiator



BEDROOM 3 12' 9" x 8' 11" (3.89m x 2.72m) Side facing window. Fitted storage and freestanding wash had basin in a vanity unit. Radiator.

BEDROOM 4 11' 10" x 9' 10" (3.63m x 3.00m) Rear facing window. Fitted storage and a freestanding wash hand basin. Spotlights. Radiator.

BATHROOM Rear facing window. Low flush WC and hand wash basin. Shower cubicle and bath. Tiled floor and tiled walls. Downlights. Two chrome heated towel rails.

WC Rear facing window. WC. Tiled floor and walls. Downlights

FIRST FLOOR LANDING

BEDROOM 5 27' 5" x 10' 5" (8.38m x 3.20m) Two rear facing skylight windows. Laminate flooring. Radiator. Access into: -

DRESSING ROOM 15' 8" x 10' 7" (4.78m x 3.23m) Two rear facing skylight windows. Laminate floor.

OUTSIDE The property is on an impressive substantial plot with a large driveway offering ample off-road parking. There are extensive lawned front garden with mature shrubs, plants, hedging and trees. There is access to the double garage and wrap around patio areas to the rear and side of the property. To the rear of the property there is a low maintained rear courtyard with raised flower borders.



DOUBLE GARAGE 20' 0" x 16' 0" (6.10m x 4.88m) Electric roller shutter doors and side facing window. Two rear facing windows and an independent alarm system. Attached is an outdoor WC that leads to the courtyard. Boiler house and oil storage tank.

SERVICES: Mains water, electricity, drainage and oil.

LOCAL AUTHORITY: Doncaster Metropolitan Borough Council

COUNCIL TAX: Band: F

TENURE: Freehold

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236