





SUPERBLY PRESENTED BAY FRONTED THREE BEDROOM SEMI-DETACHED HOME IN WHEATLEY HILLS. This property provides a great family house which is both modern and move in ready. Positioned on a quiet road within walking distance of Doncaster Royal Infirmary and two miles to Doncaster City Centre, you will not be disappointed by the location. A sought after family spot within DN2 that offers spacious accommodation briefly comprising of entrance hallway, living room, L-shaped open plan kitchen/diner with breakfast bar, stairs to the first floor landing, three lovely bedrooms, shower room, off street parking on the driveway, small front garden and enclosed generous rear garden. **FANTASTIC FIND.**



ENTRANCE HALL

5' 5" x 11' 8" (1.66m x 3.56m) The property is accessed via the front facing double glazed frosted window to the entrance hallway, two front facing double glazed windows, radiator, stairs to the first floor, storage cupboard beneath the stairs and doors to the lounge and kitchen.

LIVING ROOM

11' 3" x 13' 2" (3.44m x 4.02m) Cosy reception room with front facing double glazed bay window, radiator and picture rail.

KITCHEN/DINER

17' 3" x 13' 2" (5.26m x 4.03m max) Fantastic L-shaped kitchen/diner that offers enough space for further sitting area as well, rear facing double glazed French doors lead to the patio, rear facing double glazed window, radiator, a range of modern fitted cabinetry, work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer, matching breakfast bar, four ring gas hob with extractor fan above, electric oven, integrated microwave, integrated washing machine, laminate flooring and spotlights.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 7" x 9' 1" (2.03m x 2.78m) Providing access to the bedrooms/shower room, side facing double glazed window, radiator and a loft access point.

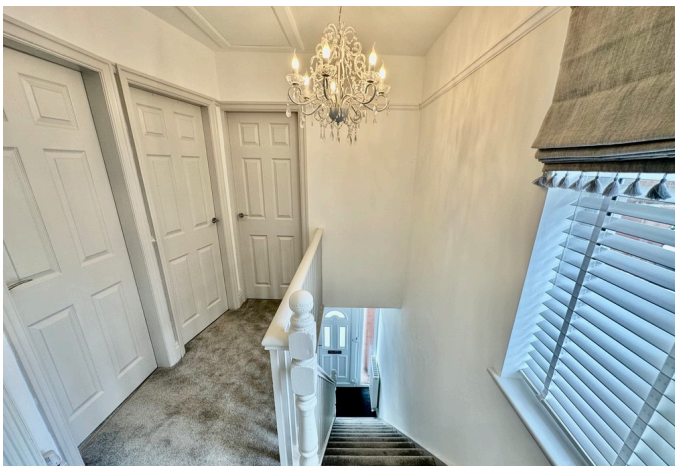
BEDROOM

10' 9" x 13' 3" (3.30m x 4.06m into the bay) Lovely spacious double bedroom with front facing double glazed bay window, radiator and picture rail.

BEDROOM

10' 2" x 13' 3" (3.10m x 4.05m) Further double bedroom overlooking the garden via the rear facing double glazed window, radiator and picture rail.







BEDROOM

6' 2" x 6' 10" (1.88m x 2.10m) Positioned at the front of the house with front facing double glazed window, picture rail and radiator.

SHOWER ROOM

6' 7" x 7' 2" (2.01m x 2.19m) Nicely presented shower room comprising of a corner low flush WC, wash hand basin within a vanity unit, corner shower cubicle with dual shower head, tiled splash backs, spotlights, laminate flooring, heated towel radiator and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Off street parking for multiple cars with a small flower bed.

REAR GARDEN

Fence enclosed garden with central lawn, raised sleeper beds with rockery and shrub beds, paved patio and outdoor lighting.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

DAMP PROOF DONE WITH GUARANTEE

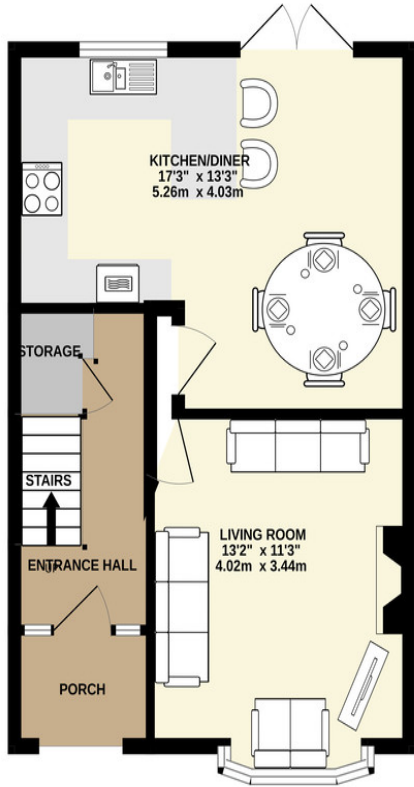
HEATING: GAS CENTRAL HEATING SYSTEM

INSTALLATION DATE: 2019

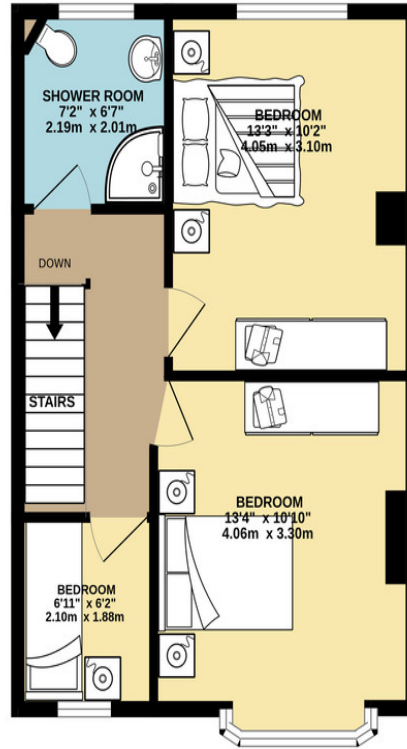
LAST BOILER SERVICE: SEPTEMBER 2023



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		