



WESTONGALES WAY, BENTLEY, DONCASTER, DN5 0UJ

OFFERS IN REGION OF £200,000





SIMPLY BEAUTIFUL THREE BEDROOM HOME THAT HAS BEEN UPDATED AND PRESENTED TO A FABULOUS STANDARD. Positioned on a superb corner plot offering gardens to three sides, this is surely going to impress all purchasers. Located on a quiet residential estate in Bentley within easy reach of all local amenities, you should view this one early to avoid disappointment. The property briefly comprises of entrance hallway, WC, living room, kitchen/diner, stairs to the first floor landing, master bedroom with en-suite shower room, two further spacious bedrooms, bathroom, front garden, driveway providing off street parking, detached garage, side and rear garden. GARDEN ROOM INCLUDED.

ENTRANCE HALL

4' 0" x 5' 10" (1.22m x 1.80m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, tiled flooring, coving to the ceiling, radiator and stairs to the first floor landing.

WC

6' 8" x 2' 8" (2.04m x 0.83m) Benefitting from a low flush WC, wash hand basin, radiator, tiled flooring and front facing double glazed frosted window.

LOUNGE

12' 7" x 14' 9" (3.86m max x 4.52m) Fantastic bright reception room with front facing half bay double glazed window, radiator, tiled flooring, coving to the ceiling and door to the kitchen.

KITCHEN/DINER

16' 2" x 9' 6" (4.94m x 2.90m) Stunning kitchen/diner with a range of modern fitted cabinetry at both eye and base level, square edge work surfaces with tiled splash backs, incorporating a single and half bowl sink with drainer, space for an American style fridge/freezer, matching breakfast bar, integrated washing machine, integrated dishwasher, four ring electric hob with extractor fan above, double electric oven, spotlights to the ceiling, modern grey radiator, storage cupboard beneath the stairs, rear facing double glazed window and rear facing double glazed French doors to the garden.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 9" x 7' 5" (2.06m x 2.28m) Providing access to all bedrooms/bathroom, side facing double glazed window,



radiator, storage cupboard and loft access point.

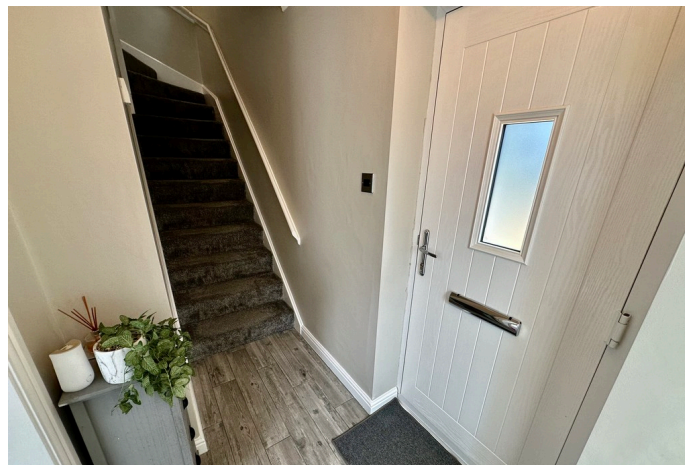
MASTER BEDROOM

9' 3" x 14' 2" (2.82m x 4.34m) Lovely double bedroom with fitted wardrobes/storage, front facing double glazed window, radiator and door to the en-suite shower room.

ENSUITE

6' 7" x 5' 10" (2.02m x 1.79m) Nicely presented shower room comprising of low flush WC, wash hand basin, corner shower cubicle, tiled walls, tiled flooring, extractor fan,







mirror, heated towel radiator and front facing double glazed frosted window.

BEDROOM

8' 5" x 10' 5" (2.59m x 3.19m) Further double bedroom with rear facing double glazed window and a radiator.

BEDROOM

7' 5" x 7' 7" (2.28m x 2.32m) Single bedroom positioned at the rear of the house overlooking the rear garden via the rear facing double glazed window and radiator.

BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m) Beautiful bathroom with low flush WC, wash hand basin, bath with glass shower screen mounted above, dual shower head, tiled flooring, tiled walls, heated towel radiator, spotlights, extractor fan, mirror and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawned garden with bushes, open access to the paved driveway leading to the detached garage, providing off street parking, further side access to the side garden and a gate leads to the rear garden.

GARAGE

Recent detached garage benefits from electric roller door, power points and lighting.

SIDE/REAR GARDEN

Laid to lawn with hedge/fence enclosure, paved patio, raised decking, garden room with power, lighting and front facing double glazed bi-folding doors.

Please note that the three mature trees all have TPOs.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

CENTRAL HEATING SYSTEM: GAS FIRED

COMBINATION BOILER

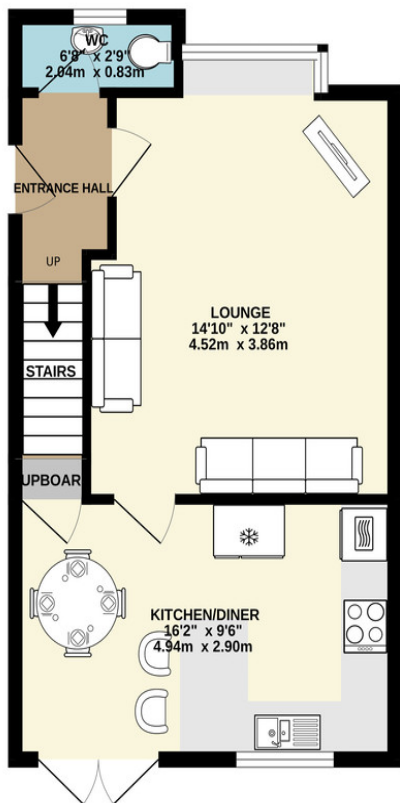
MAKE OF BOILER: WORCESTER BOSCH

LAST GAS SERVICE: UNKNOWN

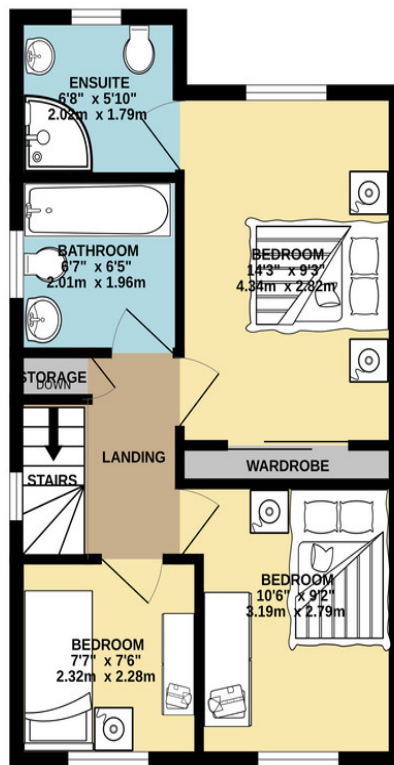
LAST ELECTRICS CHECK: UNKNOWN



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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.

