







**GREAT OPPORTUNITY TO PURCHASE A SPACIOUS THREE BEDROOM BAY FRONTED FAMILY HOME ON WOODHOUSE ROAD IN WHEATLEY. This delightful house offers plenty to purchasers, the ideal family accommodation and is now available for sale with no upward chain. The position boasts easy access to Doncaster City centre, plus Doncaster Royal Infirmary is also within walking distance and is sure to be a popular property. The house briefly comprises of entrance porch, entrance hallway, living room with bay window, separate dining room, kitchen, stairs to the first floor landing, three lovely bedrooms, bathroom with three piece suite, off street parking on the driveway and a large rear garden. GREAT BUY IN DN2.**





### ENTRANCE PORCH

5' 6" x 2' 0" (1.70m x 0.61m) The property is accessed via the front facing double glazed French doors to the porch.

### ENTRANCE HALL

5' 6" x 12' 9" (1.70m x 3.91m) The entrance hallway has front facing feature stained glass single glazed windows, front facing single glazed frosted door to the porch, radiator, stairs to the first floor landing, picture rail, coving to the ceiling and a storage cupboard beneath the stairs.

### LIVING ROOM

12' 5" x 10' 9" (3.80m x 3.30m) The living room has a front facing double glazed bay window with open access to the dining area at the rear, door to the hallway, radiator, coving to the ceiling, telephone point, coal effect gas feature fire and a decorative surround.

### DINING AREA

10' 2" x 12' 10" (3.11m x 3.93m) Lovely open entertaining space with rear facing double glazed window, side facing double glazed door to the garden, radiator, picture rail and coving to the ceiling.

### KITCHEN

6' 4" x 9' 0" (1.94m x 2.76m) The kitchen benefits from a range of fitted cabinets at base level with work surfaces incorporating a single bowl sink with drainer, space for a fridge/freezer, four ring gas hob with cooker, tiled flooring, partially tiled walls, rear facing double glazed window and rear facing door to the garden.

### STAIRS

Leading from the entrance hallway to the first floor landing.



### LANDING

6' 5" x 9' 4" (1.97m x 2.85m) Providing access to all bedrooms/bathroom, dado rail and side facing double glazed window.

### BEDROOM

11' 10" x 10' 9" (3.61m x 3.30m) Fabulous double bedroom with front facing double glazed bay window, radiator and picture rail.











### **BEDROOM**

10' 7" x 12' 11" (3.23m x 3.94m) Further double bedroom with rear facing double glazed window, built in wardrobe, radiator and picture rail.

### **BEDROOM**

4' 9" x 7' 7" (1.46m x 2.32m) Lovely single bedroom positioned at the front of the property with front facing double glazed window and a radiator.

### **BATHROOM**

6' 5" x 6' 5" (1.96m x 1.96m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with electric shower unit above, partially tiled walls, radiator, loft access point and rear facing double glazed frosted window.



### **FRONT GARDEN/DRIVEWAY**

Double gates lead to an off street parking area in front of the house with a wall enclosure and side access to the rear garden via a gate.

### **REAR GARDEN**

Fence enclosed large rear garden with central lawn, gravelled area, shrub beds and shed to the rear.



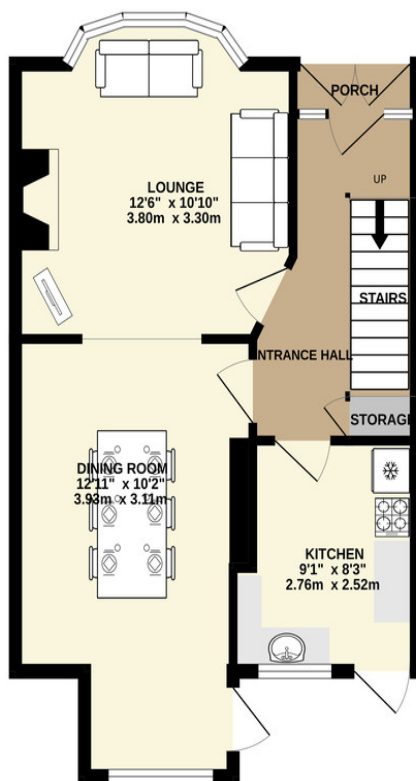
### **NOTES**

**FREEHOLD PROPERTY**

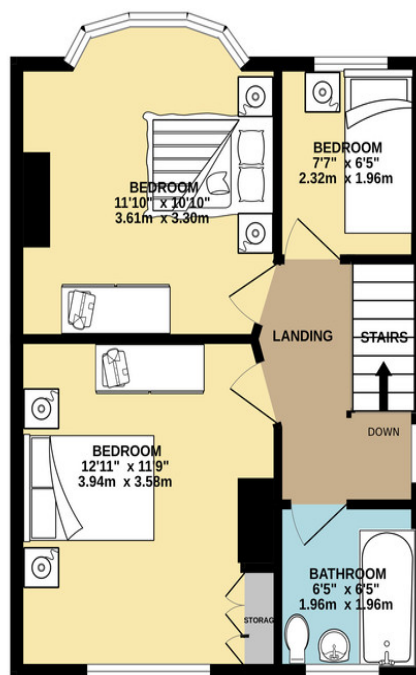
**CENTRAL HEATING SYSTEM: GAS FIRED**

**LAST SERVICE: 2024**

GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		