



CROSSWAYS, WHEATLEY HILLS, DONCASTER, DN2 5SH

GUIDE PRICE £350,000 TO £375,000





SUPERB FAMILY HOME LOCATED ON A SOUGHT AFTER STREET IN WHEATLEY HILLS OFFERING EXCELLENT ACCOMMODATION THAT IS BEAUTIFULLY PRESENTED. A stunning home on Crossways that has been sympathetically updated and modernised and should be viewed to be fully appreciated. The house is well proportioned and benefits from two reception rooms and two bathrooms/shower rooms. A corner plot that provides beautiful kerb appeal and a property to fall in love with which in brief comprises of entrance porch, entrance hallway, lounge with bay window, sitting room with bay window, WC, fantastic open plan kitchen/diner, stairs to the first floor landing, three spacious bedrooms, shower room, bathroom, surrounding beautiful gardens, driveway provides off street parking, garage and summer house. RARE OPPORTUNITY.

ENTRANCE PORCH

3' 6" x 3' 3" (1.07m x 1.01m) The feature arch doors provide a fabulous entrance with front facing double glazed doors, tiled flooring and internal double doors to the entrance hallway.

ENTRANCE HALL

3' 6" x 16' 10" (1.09m x 5.14m) With front facing double glazed window, side facing double glazed window, tiled flooring, radiator, coving to the ceiling, stairs to the first floor landing, storage beneath the stairs, double doors to the lounge and door to the kitchen.

LOUNGE

16' 11" x 11' 3" (5.16m x 3.43m) Lovely bright reception room with multi-fuel burner, feature decorative surround, two radiators, two wall lights, laminate flooring, door to the sitting room, rear facing double glazed French doors and two



rear facing double glazed windows.

SITTING ROOM

10' 11" x 15' 1" (3.34m x 4.60m) Further spacious sitting room with side facing feature double glazed bay window, front facing double glazed window, beams to the ceiling, two radiators and coving.

WC

6' 3" x 2' 5" (1.92m x 0.74m) Benefitting from a low flush WC, wash hand basin, tiled flooring, radiator, partially tiled walls, wall mounted boiler unit and a front facing double glazed frosted window.

KITCHEN/DINER

10' 11" x 19' 10" (3.33m x 6.05m) Superb family kitchen/dining space with a range of fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above, plumbing for a dishwasher, space for a fridge/freezer, plumbing for a washing machine, partially tiled splash backs, tiled flooring, radiator, front facing double glazed window, side facing double glazed window, rear facing double glazed window and door.

STAIRS

The stairs lead from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

3' 6" x 21' 1" (1.09m x 6.43m) Providing access to all bedrooms/bathroom/shower room, front facing double glazed window and beams to the ceiling.



BEDROOM

9' 8" x 14' 3" (2.96m x 4.35m) Fabulous spacious double bedroom with side facing double glazed bay window, radiator, storage cupboard and fitted wardrobes with sliding doors.

BEDROOM

9' 1" x 10' 9" (2.79m x 3.29m) Overlooking the rear garden via the rear facing double glazed window, this spacious second bedroom offers two storage cupboards, coving and a radiator.







BEDROOM

10' 7" x 8' 6" (3.23m x 2.60m) The third bedroom benefits from a large walk in cupboard space which would be ideal for a wardrobe space, side facing double glazed window and a radiator.

BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m) Lovely bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen above, partially tiled walls, tiled flooring, spotlights, extractor fan, heated towel radiator and side facing double glazed frosted window.



SHOWER ROOM

6' 5" x 10' 9" (1.98m x 3.29m) Further separate shower room comprising of a walk-in shower cubicle, low flush WC, wash hand basin, heated towel radiator, spotlights, extractor fan, tiled flooring, partially tiled walls, two storage cupboards and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Beautiful mature gardens, mature trees/shrubs, central lawn with flower beds, paved pathway and open access to the driveway providing off street parking in front of the garage.

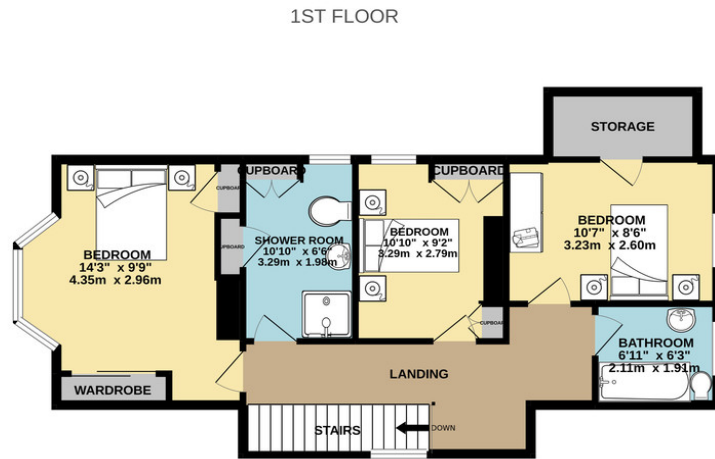
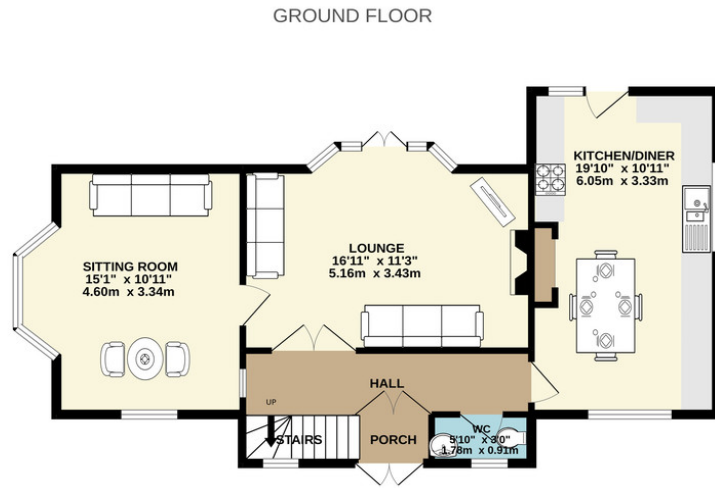


GARAGE

Single garage positioned to the side of the house.

REAR GARDEN & SUMMER HOUSE

Lovely private garden with summerhouse, shed, central lawn, shrub beds and side access gate to the front.



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		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		