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sales
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and service



Woodhouse Road, Wheatley, Doncaster, DN2 4DF
Guide Price £220,000 - £230,000

4 BEDROOM SEMI DETACHED / FANTASTIC OPEN PLAN BREAKFAST KITCHEN / INTEGRATED APPLIANCES / SPACIOUS LOUNGE & DINING ROOM WITH LOG BURNER / GF WC / OFF ROAD PARKING TO THE FRONT / CENTRAL LOCATION / VIEWING ESSENTIAL //

This large 4 bedroom semi offers oodles of space, perfect for a growing family. It has pvc double glazing, gas fired central heating via a combi boiler and briefly comprises; Entrance hall, inner hall, ground floor w/c, spacious lounge and dining area, fantastic open plan breakfast kitchen with integrated appliances, first floor landing, 4 large bedrooms plus a modern style bathroom. Outside the property has a low maintenance garden to the front with off street parking, storage space to the side and a rear lawned garden with decking. Lovely central location with easy access to the city centre, local amenities including shops, schools and the hospital. Internal viewing is highly recommended.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is a large hallway, it has a central heating radiator, modern laminate flooring, pvc double glazed window, central ceiling light and ceiling rose, coving to the ceiling and a door to the ground floor w/c.

GROUND FLOOR W/C

Fitted with a modern two-piece white suite comprising of a low flush w/c, wash hand basin set onto vanity unit, a pvc double glazed window, ceiling light and coving.

INNER HALL

This has a feature staircase leading to the first floor accommodation with a spindled banister rail, central heating radiator, laminate flooring, and a deep built in under stairs storage cupboard. This houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

OPEN PLAN LOUNGE AND DINING AREA

29'7" x 12'0" max (9.02m x 3.66m max)

This is better demonstrated by the floor plan and photos. It is a beautiful large open plan living space, there is a central brick fireplace which incorporates a log burner set onto a tiled hearth, pvc double glazed double opening doors which lead out onto the rear decked patio and garden, a deep pvc double glazed bay window to the front, two central heating radiators, coving, two ceiling lights and wall light points and a laminate floor covering.

EXTENDED BREAKFAST KITCHEN

17'9" x 9'5" max (5.41m x 2.87m max)

The kitchen is fitted with a range of modern high and

low level units, finished with a grey wood effect cabinet door and a contrasting oak work surface. The work surface extends to provide a peninsular style breakfast island with cupboards beneath. There is a one and a half bowl composite style sink with mixer 'spray' tap, integrated appliances include a four ring gas hob with extractor hood above and an oven beneath. There is plumbing for automatic washing machine, room for a tumble dryer, dishwashers, etc, as well as a deep recess suitable for an American style fridge freezer. Inset spotlighting to the ceiling, laminate flooring, a pvc double glazed door to the side, two pvc double glazed windows and a central heating radiator.

FIRST FLOOR LANDING

There is a beautiful returned style staircase which leads to the first floor landing, there is a pvc double glazed window to the side, central ceiling rose with feature light, and doors to the bedrooms and bathroom.

BEDROOM 1

11'11" x 11'11" max (3.63m x 3.63m max)

This is a large double bedroom, it has a pvc double glazed window to the rear, central heating radiator, built in wardrobes set into the chimney recesses, coving and a ceiling light.

BEDROOM 2

13'6" x 10'8" max (4.11m x 3.25m max)

A large second double bedroom, it has a pvc double glazed window to the front, double panel central heating radiator, coving, and a central ceiling light.

BEDROOM 3

9'6" x 8'11" max (2.90m x 2.72m max)

A very large third bedroom it has a double glazed window giving an outlook over the properties rear

garden, central heating radiator, coving, and a ceiling light.

BEDROOM 4

9'5" x 8'2" max (2.87m x 2.49m max)

Again a great sized bedroom it has a pvc double glazed window to the front, double panel central heating radiator, coving, and a central ceiling light.

HOUSE BATHROOM

This is fitted with a three piece white suite comprising of bath, twin wash hand basin set onto a vanity top with cupboards beneath, and a low flush w/c. There is ceramic tiling to the bathing areas and splashbacks, a rainfall style shower, central ceiling light, contemporary towel rail/ radiator, tiled flooring, and two pvc double glazed windows.

OUTSIDE

To the front of the property there's a hard landscaped garden, block paved to provide off road parking, plus a useful timber lean-to storage shed attached to the side elevation of the house.

REAR GARDEN

To the rear there is an enclosed garden with hedging, fencing, and brick walling to the perimeters. A decked patio and sitting area leads down to a lawn where there's also a further lower level decked patio and sitting area. External tap and light attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated.

Age of units various.

HEATING - Gas radiator central heating. Age of boiler...

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE,

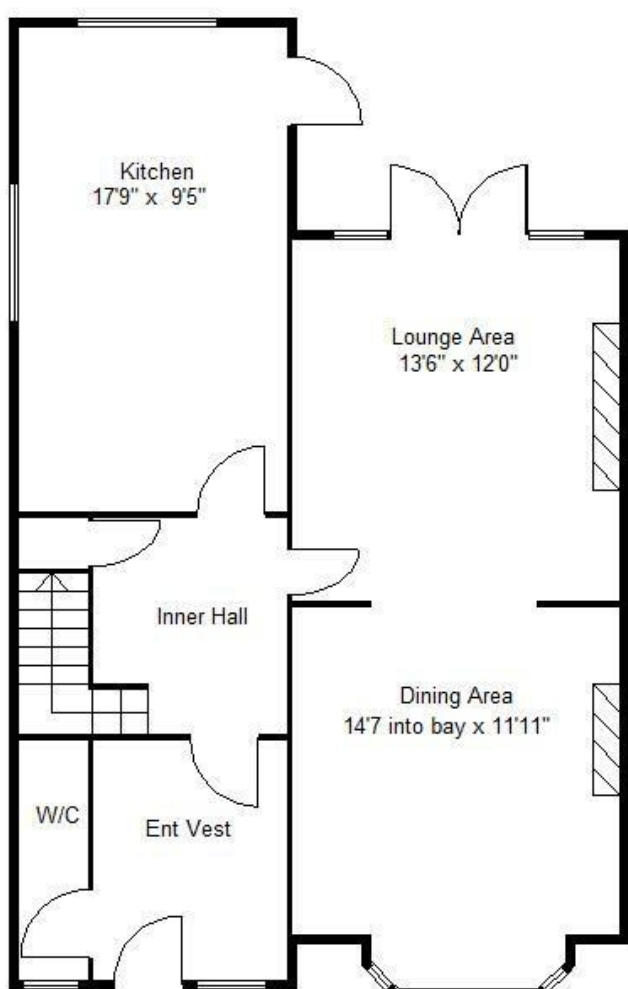
Three, 02 and Vodafone.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

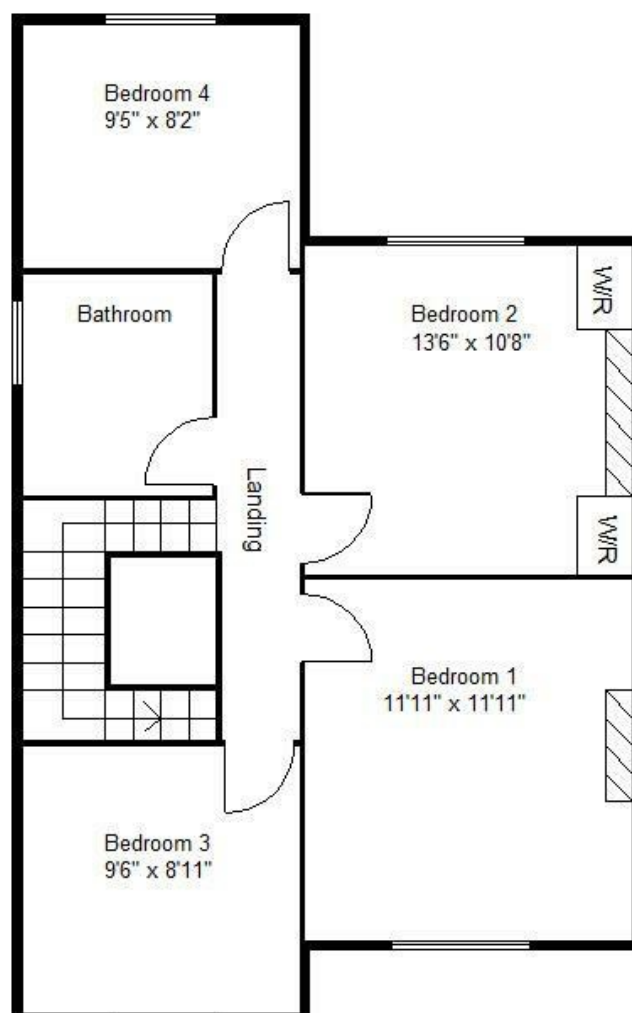
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if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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Ground Floor



First Floor

