

# FG

FULWOOD GARDENS  
DONCASTER

FULWOOD DRIVE OFF TICKHILL ROAD,  
DONCASTER, DN4 8QS

 HOOBER  
homes



A SELECT DEVELOPMENT OF 27 BRAND NEW  
HIGH SPECIFICATION HOMES, SET IN AN  
ENVIABLE LOCATION ON THE THRESHOLD OF  
DONCASTER'S SURROUNDING COUNTRYSIDE.

# A RARE OPPORTUNITY

TO GET AHEAD OF A NEW PROPERTY WAVE



Granted City Status by King Charles III in late 2022, Doncaster as one of Britain's newest cities is the place to be. Offering a wealth of attractions and facilities, proffered through a traditional Yorkshire welcome, living in Doncaster you'll be spoilt for choice as to where to begin.

A large Yorkshire town with a long history, Doncaster dates back to AD 71 when the Romans built a fort here at a crossing of the River Don. The town was granted a market charter by Richard I in 1194. Doncaster is famous in sporting circles as the location of the St Leger Stakes, one of the racing world's classic races.

Romans, Railways, and the Racecourse have all made their mark on Doncaster, and whilst it thrived during the industrial revolution as a coal-mining hub, nowadays Doncaster has grown into an exciting new place to live for young and old alike, with open Yorkshire friendliness at its core.

The Danum Gallery, Library and Museum and seven-screen Savoy Cinema complex are exciting new attractions just waiting to be explored. A visit to the historic indoor and open-air markets is a must. From the cheering on the runners and riders at the world's oldest classic horse race, to visiting the only polar bears in England at the Yorkshire Wildlife Park, there's something for everyone.





## START A BRAND NEW CHAPTER AT FULWOOD GARDENS - A NEW DEVELOPMENT IN A PEACEFUL, WELL-CONNECTED NEIGHBOURHOOD.

Fulwood Gardens is set back in a private and pleasant development, next to Woodfield Park which is home to parkland of a Grade II listed former private estate.

Enjoy an enviable lifestyle on the doorstep of a community park area for direct access to leisurely woodland walks, the Woodfield Squash and Leisure Centre and a private gym for all your keep fit needs, whatever the weather. When you need to unwind and take it easy, a visit to the Victorian Tearooms and a meander through the traditional walled gardens will transport you back in time without the need to use the car.

Living in this prime, well-kept neighbourhood provides excellent conveniences and amenities including shopping, local schools, plus great links to the motorway for commuting and local travel links via bus routes.

With a population of just over 308,000 it is the second largest settlement in South Yorkshire after Sheffield, the city has a rich variety of amenities to offer including a burgeoning but affordable bar, restaurant and nightclub scene, theatre, shopping, and a wide range of schools, colleges and health care.

Many events and shows taking place in the city centre are free and family friendly, putting Doncaster on the map as the place to bring up young children and teenagers. With a well-developed transport system, a plethora of youth centres, dance and theatre schools and a comprehensive network of sports and community groups, one thing they'll never be is bored. Add to this the ease of accessibility to nearby settlements such as Barnsley, Wakefield, Pontefract, Selby, Scunthorpe, Rotherham and Worksop the area really does have everything to offer everyone, young and old.



**FG**  
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\*The Wentworth Plot 24 varies in that there is no integrated garage but a larger open plan lounge/dining area. Double driveway is included. Please contact a member of the sales team for further information.

\*\* Plot 20, middle property.

## THE CANTLEY

**2 bedrooms, Semi-Detached. Plots 10, 11**

Always in demand and a very popular house type. Spacious and generously proportioned semi-detached 2-bedroom home. With separate hallway entrance and large ground floor WC and separate storage cupboard. Large French doors in the lounge offer lots of natural light and lead to a private fenced and turfed rear garden. 2 double bedrooms and a family bathroom on the first floor. The Cantley is perfect for first time buyers or homebuyers looking to downsize.

## THE FIRBECK

**3 bedrooms, Semi-Detached. Plots 33, 34, 30, 29, 22, 23, 16, 17**

Hoover Homes best seller. Our charming semi-detached 3-bedroom family home offers a large and welcoming hallway which is a popular selling point for The Firbeck. Spacious kitchen with dining area and a large, airy lounge space to relax in comfort. The lounge is complete with French doors leading on to the rear private fenced and turfed garden. Upstairs are two double bedrooms, en suite off the principle bedroom and a third bedroom as well as the Family bathroom and storage cupboard off the landing. Perfect for families, first time buyers and an all-round popular choice with all homebuyers.

## THE WENTWORTH

**3 bedrooms, Detached with integral garage. Plots 31, 24\*, 18**

Ever popular. The Wentworth is a large, detached property with integrated garage and double driveway. Spacious lounge and large open plan kitchen/dining area and downstairs WC. Large French doors lead out to spacious private fenced and turfed rear gardens. Upstairs is a large family bathroom and 3 spacious bedrooms, the spacious en suite is off the principal bedroom. Includes a storage cupboard off the landing. Perfect for families and homebuyers who prefer the option of a detached property and a garage.

## THE ORMONDE

**4 bedrooms, Detached. Plot 32**

Exclusive delightful 4-bedroom detached family home. Charming hallway entrance, with downstairs WC. Large lounge area and generous kitchen dining area with separate utility room for added storage space. French doors lead from the dining area to a large garden, private with fencing and turf included. Four lovely and spacious bedrooms on the first floor, en suite off the principal bedroom, storage cupboard and family bathroom. Double driveway.

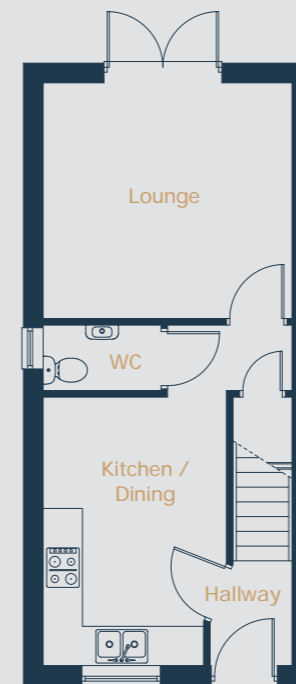
## THE STRAFFORD

**3 bedrooms, 3 storey, Semi-Detached. Plots 28, 27, 21, 20\*\*, 19**

Our much loved 3 storey town house is a very popular house type for its 3 floors dynamic. Popular with first time buyers and families alike – an all-round favourite with our homebuyers. A popular selling point for this property is the large bedroom on the third floor which includes a separate dressing room and large en suite. Plus, a larger third bedroom as well as a large double bedroom on the first floor, with a family bathroom. Appeals to families as well as homebuyers requiring space for working from home. An open plan kitchen/dining area on the ground floor is accessed from the hallway entrance which leads to the relaxing lounge area. Large French doors in the lounge allow for plenty of natural light and lead to the private fenced and turfed rear garden. Downstairs WC is also included.

# THE CANTLEY

2 BEDROOMS



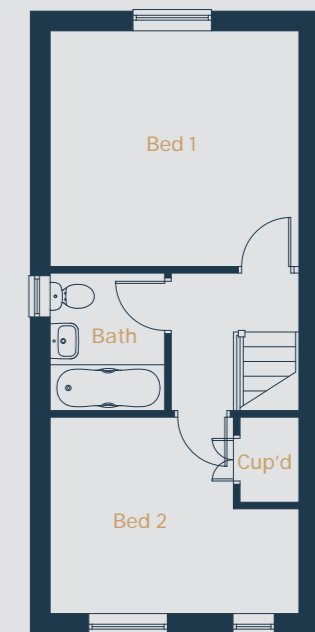
## GROUND FLOOR

KITCHEN / DINING  
2800mm x 4100mm

LOUNGE  
3800mm x 3600mm

WC  
1000mm x 1800mm

HALLWAY  
1250mm x 1600mm



## FIRST FLOOR

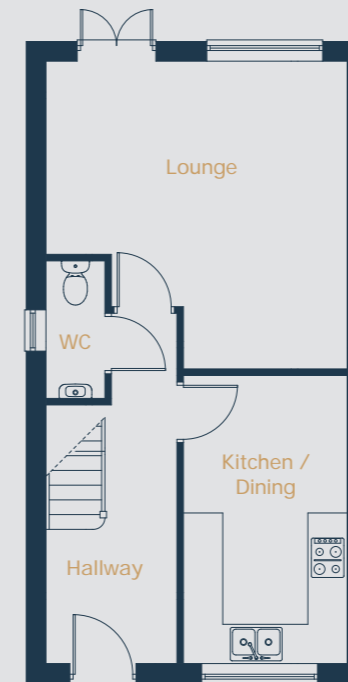
BED 1  
3800mm x 3600mm

BED 2  
2800mm x 3000mm

BATHROOM  
1750mm x 2100mm

# THE FIRBECK

3 BEDROOMS



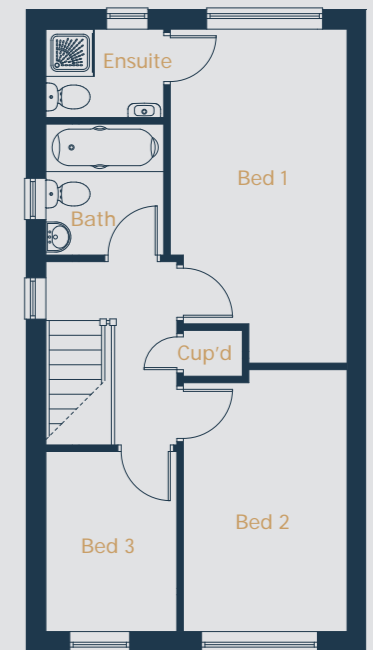
GROUND FLOOR

KITCHEN / DINING  
2500mm x 4400mm

LOUNGE  
4600mm x 4700mm

WC  
900mm x 2100mm

HALLWAY  
2000mm x 5350mm



FIRST FLOOR

BED 1  
2700mm x 5100mm

ENSUITE  
1800mm x 1350mm

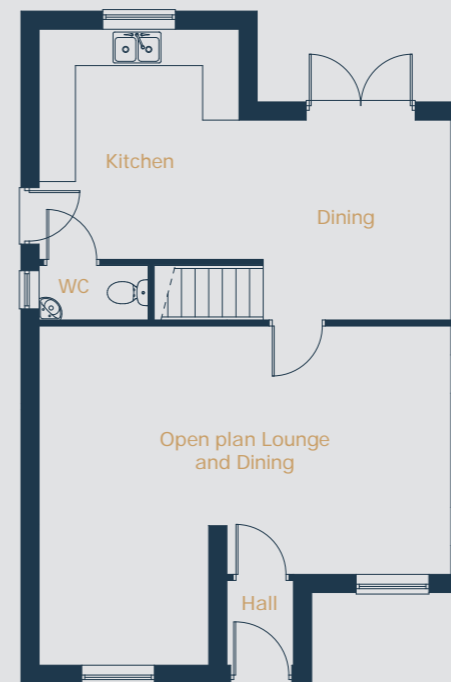
BED 2  
2500mm x 4000mm

BED 3  
2000mm x 2750mm

BATHROOM  
1800mm x 2000mm

# THE WENTWORTH

3 BEDROOMS

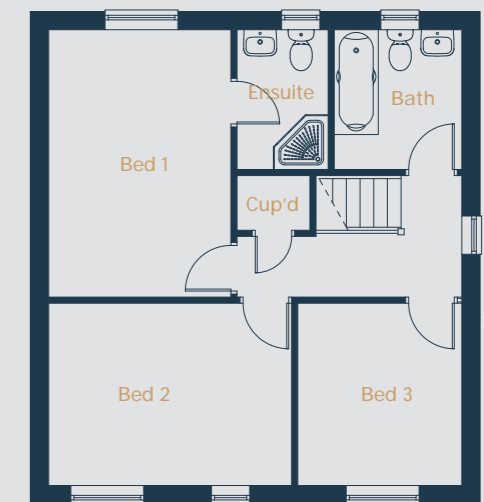


## GROUND FLOOR

KITCHEN / DINING  
6800mm x 3300mm

OPEN PLAN LOUNGE AND DINING  
6800mm x 5600mm

WC  
920mm x 1820mm



## FIRST FLOOR

BED 1  
3000mm x 4400mm

ENSUITE  
1500mm x 2300mm

BED 2  
4000mm x 3000mm

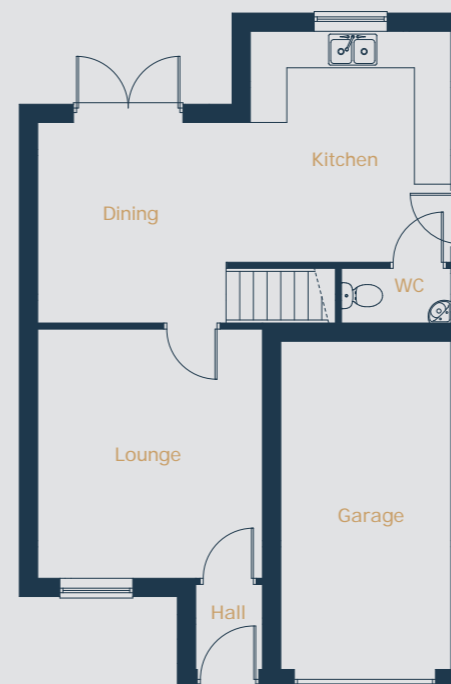
BED 3  
2700mm x 3000mm

BATHROOM  
2100mm x 2300mm



# THE WENTWORTH

3 BEDROOMS WITH GARAGE



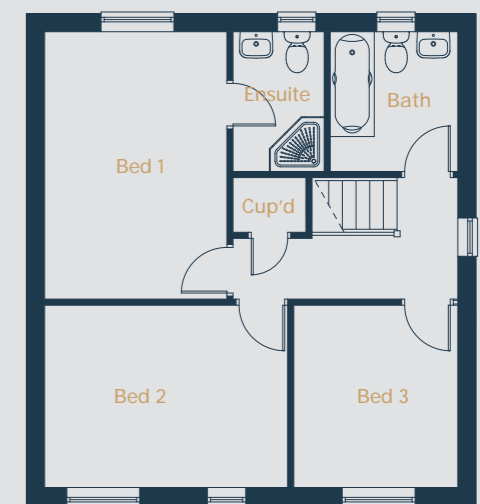
## GROUND FLOOR

KITCHEN / DINING  
6800mm x 3300mm

LOUNGE  
3700mm x 4100mm

GARAGE  
2800mm x 5400mm

WC  
920mm x 1820mm



## FIRST FLOOR

BED 1  
3000mm x 4400mm

ENSUITE  
1500mm x 2300mm

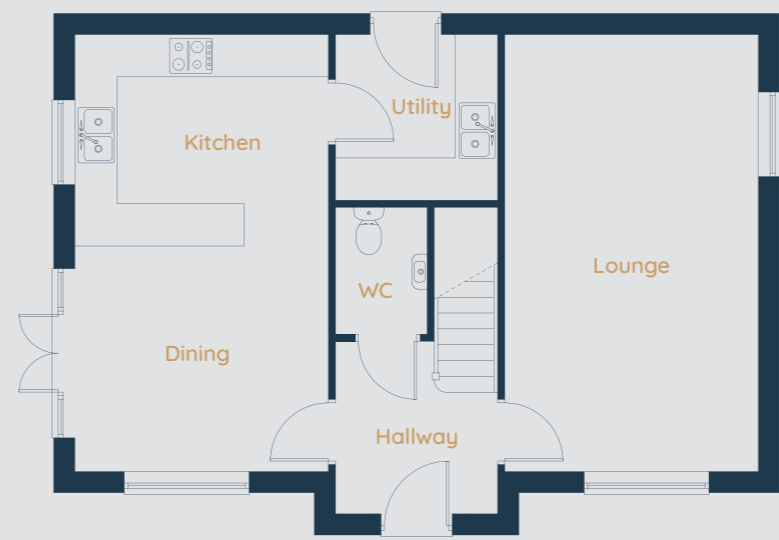
BED 2  
4000mm x 3000mm

BED 3  
2700mm x 3000mm

BATHROOM  
2100mm x 2300mm

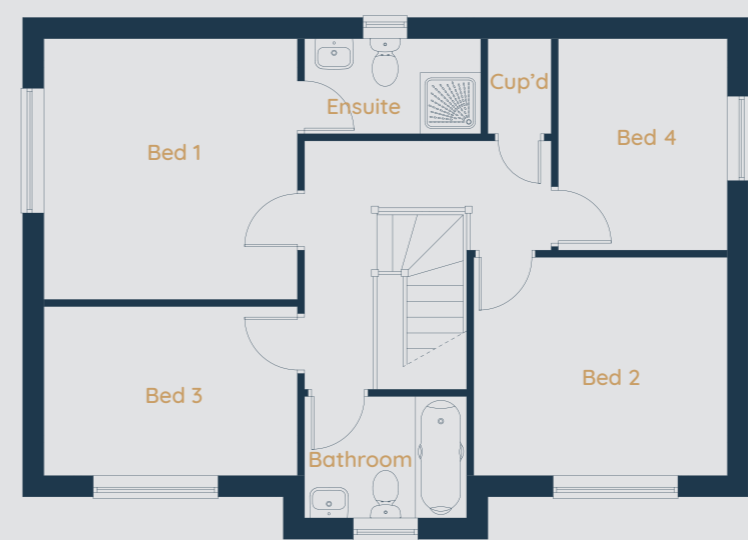
# THE ORMONDE

4 BEDROOMS



## GROUND FLOOR

- KITCHEN / DINING**  
3600mm x 6200mm
- LOUNGE**  
3600mm x 6200mm
- UTILITY**  
2300mm x 2350mm
- HALLWAY**  
2300mm x 2450mm
- WC**  
1300mm x 1800mm



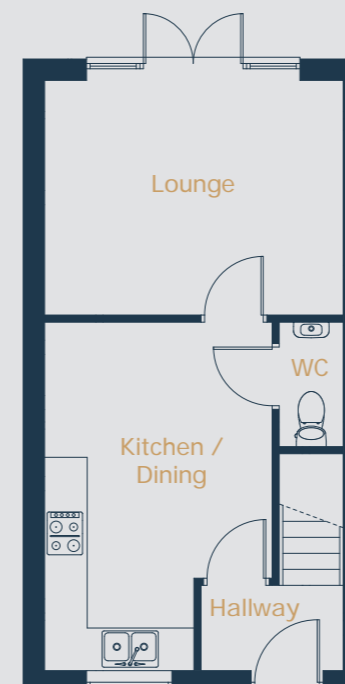
## FIRST FLOOR

- BED 1**  
3600mm x 3700mm
- ENSUITE**  
2500mm x 1350mm
- BED 2**  
3600mm x 3100mm
- BED 3**  
3600mm x 2400mm
- BED 4**  
2400mm x 3000mm
- BATHROOM**  
2300mm x 1725mm



# THE STRAFFORD

3 BEDROOM TOWNHOUSE



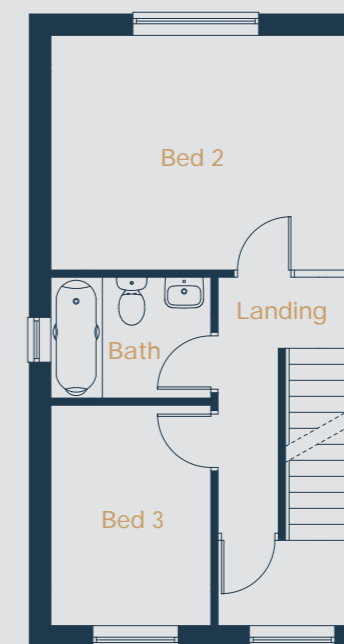
GROUND FLOOR

KITCHEN / DINING  
3200mm x 4900mm

LOUNGE  
4200mm x 3300mm

WC  
900mm x 1750mm

HALLWAY  
2000mm x 1200mm

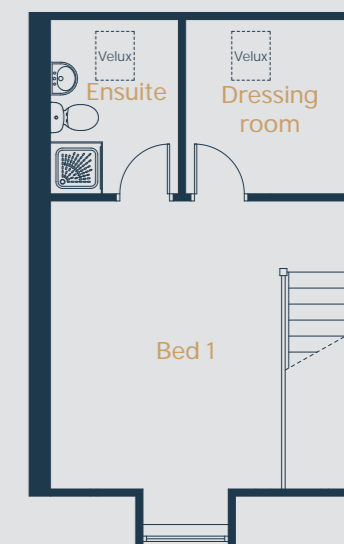


FIRST FLOOR

BED 2  
4200mm x 3300mm

BED 3  
2250mm x 3100mm

BATHROOM  
2250mm x 1700mm



SECOND FLOOR

BED 1  
4200mm x 4050mm

ENSUITE  
1800mm x 2450mm

DRESSING ROOM  
2300mm x 2450mm

# SPECIFICATIONS



## KITCHEN OR KITCHEN/DINER

- Choice of kitchen (Bronze Kitchen package)
- Choice of worktop with upstand
- Zanussi oven, induction hob and extractor hood
- Sink with mixer tap
- Down lights
- Glass splashback



## BATHROOM

- Shower over the bath with glass shower screen
- Stylish Ceramic/Porcelain tiles around the bath, W/C & basin
- Heated chrome towel rail
- Down lights

## EN-SUITE (WHERE APPLICABLE)

- Tiling at the back of the shower
- Tiled splash back over basin
- Heated chrome towel rail



## SPACIOUS W/C

- Toilet
- Splash back over basin

## FLOORING

### LIVING ROOM, HALL, STAIRS, BEDROOMS & LANDING

- Wide choice of carpet
- \*Option to upgrade to laminate/tiles in the hall and lounge at an additional cost.

### KITCHEN AND KITCHEN/DINER

- Choice of laminate
- \*Option to upgrade to tiles at an additional cost.

### BATHROOM, SHOWER ROOM AND EN-SUITE

- Stylish Ceramic/Porcelain floor tiles

### W/C

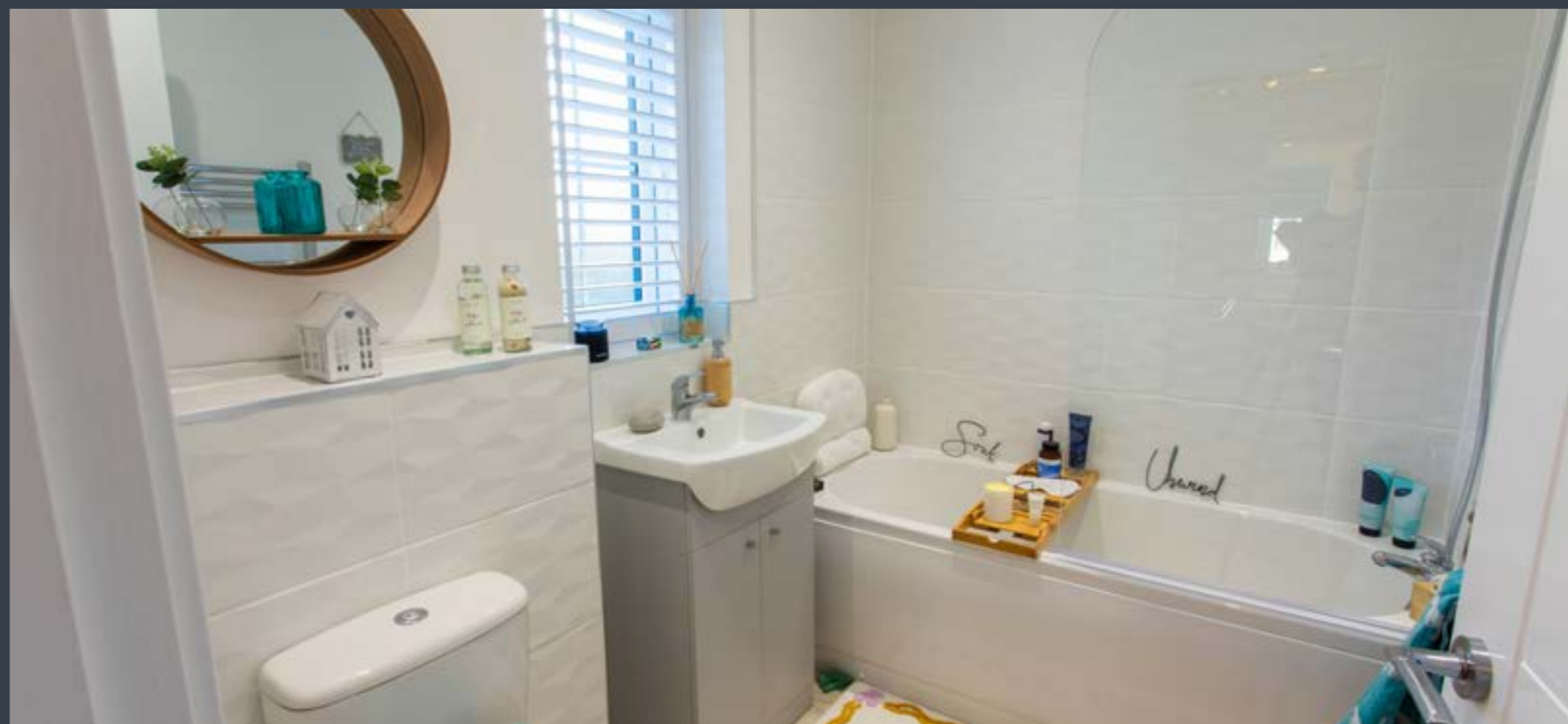
- Vinyl flooring

## OUTSIDE

- All front areas turfed
- Fenced and turfed rear garden
- External tap
- Two external lights
- Brick paved drive to all plots.
- Double driveway or 2 car parking spaces (where applicable)

## ENERGY

- Well insulated
- Energy Performance Certificate B+
- Lower energy bills



# ABOUT US

We are a family business with lifetimes of experience whose primary ethos is one of building to enhance our local communities

We have a close network of local architects, surveyors and craftsmen to personally create our design, specification and build of each home to our incredibly high standards. We work hard to maintain traditional values but continue to adapt our product to changing needs of our environment and customers. We deliver our product focussing on quality, appearance and style, using highly skilled trades people.

Our home buyers can get involved with the process, right from the reservation, choosing from a range of Designer Kitchens through to flooring and tiling. Due to our family ethos we can offer a one to one service and you can be sure Hooper Homes have everything covered for you. In our homes, as standard we offer:-

- Choice of Kitchens (Bronze package included)
- Choice of Worktops with upstand
- Glass Splashback
- Choice of Laminate flooring (kitchen)
- Choice of Carpets throughout
- Choice of tiles in the bathroom
- Oven/induction hob & extractor fan
- Spotlights in kitchen and bathroom
- Shower over the bath with Shower Screen
- Tiled floor in the bathroom and half tiled walls
- Decorated throughout
- Turfed gardens
- Flagged paths
- Outside lights
- Outside tap
- Fencing
- We offer a 10 year builders warranty, giving you peace of mind.
- Hooper Homes 2 year warranty

Enjoy the experience of creating your home with us.



# TRAVEL

LEEDS

HULL

HUDDERSFIELD

BARNSELY



SCUNTHORPE

DONCASTER

ROTHERHAM

SHEFFIELD

CHESTERFIELD

LINCOLN

## CAR

Barnsley: A635, 29 mins (18 miles)

Sheffield: M18, 32 mins (22 miles)

Scunthorpe: M180, 34 mins (29 miles)

Leeds: M62/A1, 48 mins (37 miles)

Lincoln: A1, 53 mins (43 miles)

Hull: M18 / M62, 58mins (51 miles)

## AIR

East Midlands Airport 56 mins (56 miles)

Manchester Airport 1 hr 20 mins (64.5 miles)

Leeds/ Bradford Airport 1hr 10 mins (48 miles)

## BUS

Fulwood Gardens is served by Tickhill Rd bus stop, with regular connections to:

Doncaster city centre

Worksop

Woodfield

Edlington

McAuley Catholic High School

## TRAIN

Doncaster train station is a short 7 min drive from Fulwood Gardens, or 15 mins on the bus.

Regular trains connect Doncaster to:

Bradford

Leeds

Sheffield

York

Liverpool

London

## CONTACT US



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E [sales@hooverhomes.co.uk](mailto:sales@hooverhomes.co.uk)



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