

Kendra  
Jacob

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## 30 WROOT ROAD DONCASTER

£275,000  
FREEHOLD

\*\*\*\*\*GUIDE PRICE £275,000 - £285,000\*\*\*\*\*

Only by viewing this beautifully presented and extended four bedroomed end townhouse can the standard of fixtures and fittings be appreciated. The property is situated in a much sought after location close to Bawtry, Doncaster, local schools and amenities. The property has double glazing and gas central heating and has undergone a scheme of refurbishment including a double storey extension, modern open plan fitted kitchen/living dining room and luxury four piece bathroom suite. In brief the property comprises of an entrance hall, sitting room, open plan kitchen living dining room, utility room and downstairs WC. On the first floor are four bedrooms and a luxury four piece bathroom suite. Outside is a recently laid block paved driveway with parking for four vehicles and gate access to an attractive enclosed rear garden with rear access and over sized detached garage which is used for storage. Viewing is highly recommended.



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• BEAUTIFULLY PRESENTED & EXTENDED FOUR BEDROOM FAMILY HOME • NO UPPER CHAIN • SUPERB LOCATION

## SUMMARY

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## ENTRANCE HALLWAY

Having a front facing composite entrance door leading into the hallway, Kardean floor covering, staircase leading to the first floor landing and doors giving access into the sitting room and

open plan, kitchen, living dining room.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

A modern quality high gloss kitchen living room having an extensive range of wall and base units with complementary work surfaces incorporating a ceramic sink unit with mixer tap, integrated appliances including an electric oven, microwave oven, four ring induction hob with an electric extract fan set above, space for a freestanding American style fridge freezer and dishwasher, partly tiled to the walls, central heating radiator, towel radiator, downlighting to the ceiling, power points, TV point, rear facing UPVC double glazed windows and French doors opening out into the beautiful garden, rear facing composite entrance door, and Kardean flooring continuing through into the dining area. An attractive dining room, front facing UPVC double glazed bow window, central heating radiator, coving to the ceiling, under storage cupboard, power points and a door giving access into the utility room.

## UTILITY ROOM

Having work surfaces, plumbing for the automatic washing machine, space for a freestanding tumble dryer, partly tiled to the walls, power points, wall mounted central heating boiler, kardean floor covering continuing through into the downstairs WC.



- DOUBLE STOREY EXTENSION • STUNNING OPEN PLAN KITCHEN LIVING DINING ROOM • UTILITY ROOM

### **DOWNSTAIRS WC**

A modern suite in white comprising of a low flush WC, pedestal hand wash basin, partly tiled to the walls, electric extractor fan and a rear facing obscure UPVC double glazed window

### **SITTING ROOM**

An attractive spacious sitting room, front facing UPVC double glazed bow window, central heating radiator, coving to the ceiling, picture rail to the walls, power points, TV point and a beautiful marble feature fireplace with an electric log effect burning fire.

### **FIRST FLOOR LANDING**

With doors leading to 4 bedrooms and a family bathroom suite.

### **MASTER BEDROOM**

A generous sized master bedroom with two rear facing UPVC double glazed windows, central heating radiator, power points, TV point and fitted wardrobes to one wall.

### **BEDROOM TWO**

Having a front facing UPVC double glazed window, central heating radiator, coving to the ceiling, power points and fitted wardrobes to one wall.

### **BEDROOM THREE**

A third double bedroom, front facing UPVC double glazed window, central heating radiator, power points and TV point.

### **BEDROOM FOUR**

A good sized fourth bedroom current being used as a dressing room, side facing UPVC double glazed window, central heating radiator and power points

### **FAMILY BATHROOM SUITE**

A luxury four piece suite comprising of a double walking shower unit with a mains run waterfall shower, panelled bath with shower attachment, wall hung hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, central heating radiator, downlighting to the ceiling, electric extractor fan and a rear facing obscure UPVC double glazed window.

### **OUTSIDE**

To the front of the property is an extensive, recently laid block paved driveway with parking for up to 4 vehicles, garden shed, raised flower beds and gate access to the rear of the property.

To the rear of the property is an attractive low maintenance, enclosed rear garden, artificial grass, paved patio seating area, raised decked seating area with outside bar, outside lighting,



- DOWNSTAIRS WC • FOUR PIECE LUXURY BATHROOM SUITE • BLOCK PAVED DRIVEWAY WITH PARKING FOR 4 VEHICLES • LANDSCAPED GARDEN WITH REAR ACCESS & DETACHED GARAGE

outside water tap and double wrought iron gates allowing vehicle access to the rear of the property.

## **GARAGE**

An over sized garage which is currently used for storage with light, power and UPVC double glazed French doors.





## Additional Information

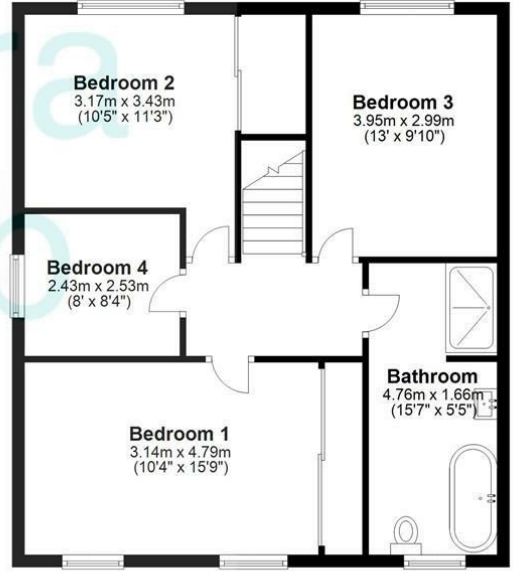
**Local Authority** -  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold

**Ground Floor**  
Approx. 87.1 sq. metres (937.4 sq. feet)



**First Floor**  
Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 152.8 sq. metres (1644.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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