



Yarborough Drive, Wheatley DONCASTER



welcome to

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This four bedroom detached home is bound to impress, positioned within the upcoming sought after park edge development. The property provides a range of stylish living accommodation and a landscaped rear garden.



Entrance Hall

With a front facing composite style door, stairs which rise to the first floor landing and a central heating radiator.

Lounge

14' 11" x 11' 6" max (4.55m x 3.51m max)

With a front facing double glazed window, a central heating radiator and downlights to the ceiling. There is an understairs storage cupboard which is currently being used as an office area and a feature media wall which has a TV point and a wall mounted electric fire as the focal point of the room.

Kitchen Diner

17' 11" x 10' (5.46m x 3.05m)

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, two eye level electric ovens and an integrated fridge freezer and dishwasher. There are two central heating radiators, splashback tiling, area for a dining table and chairs and downlights to the ceiling. With a rear facing double glazed window, rear facing French doors which give access to the garden

Utility Room

5' 4" x 5' 4" (1.63m x 1.63m)

Fitted with wall and base units with coordinating work surfaces. There is a rear facing double glazed window, a central heating radiator and plumbing for a washing machine.

W.C

Fitted with a WC, a wash hand basin and a central heating radiator.

First Floor Landing

With two storage cupboards, a central heating radiator and loft access.

Bedroom One

11' 6" max x 10' 10" (3.51m max x 3.30m)

A double room with two front facing double glazed windows, a central heating radiator, fitted mirrored wardrobes and access to the en-suite.

En-Suite Shower Room

Fitted with a WC, a wash hand basin and a double shower cubicle with shower and tiled surround. There is a LED touch screen mirror, a shaver point, down lights to the ceiling and a heated towel rail.

Bedroom Two

8' 2" x 12' 5" max (2.49m x 3.78m max)

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m)

A double room with a front facing double glazed window and a central heating radiator.

Bedroom Four

8' 7" x 12' 3" max (2.62m x 3.73m max)

A double room with a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a WC, a wash hand basin and a bath with tiled surround, mixer tap and shower over. There is a rear facing obscure double glazed window, a heated towel rail and an extractor fan.

Outside

To the front of the property is a lawned front and a tarmac driveway providing off road parking. To the rear of the property is a generous enclosed artificial lawned garden with patio area.

Garage

With an up and over door, power and lighting.

Additional Information

The vendor has made us aware there is an annual management charge of approximately £150 for the up keep of the communal grounds on the development.



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Yarborough Drive, Wheatley DONCASTER

- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM AND WC
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: B

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120120 - 0008

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