



Woodlea Way, Wheatley Hills Doncaster

welcome to

Woodlea Way, Wheatley Hills Doncaster

GUIDE PRICE: £300,000 - £310,000. This immaculately presented three bedroom detached bungalow sits in an idyllic cul-de-sac location and boasts a wonderful rear garden. The property has spacious accommodation throughout, off road parking and benefits from an en-suite bathroom to the master bedroom.



Entrance Hall

With a front facing composite door with double glazed side panels, two central heating radiators, a useful storage cupboard, tiled flooring, coving to the ceiling and access to the loft.

Breakfast Kitchen

11' 5" x 11' (3.48m x 3.35m)

A fantastic breakfast kitchen with a front facing double glazed window. Fitted with a range of modern and contemporary wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has an electric double oven, an electric hob with extractor hood above, integrated fridgefreezer and plumbing for a washing machine. There is a central heating radiator, breakfast bar, tiled flooring, downlights to the ceiling and complimentary splashback tiling.

Lounge

17' 5" x 11' 11" (5.31m x 3.63m)

With a rear facing bowed double glazed window and rear facing French doors to the rear garden. There is a central heating radiator, coving to the ceiling and laminate flooring.

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

With a front facing double glazed window, a central heating radiator and access to the en-suite bathroom.

En-Suite Bathroom

Fitted with a modern three piece suite comprising of a WC, a wash hand basin fitted into a vanity unit with mixer tap and storage beneath and a bath with tiled surround, shower over and screen. There is partial tiling to the walls, a heated towel rail and a panelled ceiling with downlights.

Bedroom Two

12' 11" x 9' 10" (3.94m x 3.00m)

With a front facing bowed double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing hanging and storage space.

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

With a rear facing double glazed, a central heating radiator, coving to the ceiling and fitted wardrobes providing hanging and storage space.

Shower Room

With two side facing obscure double glazed windows. Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There are two further vanity units which provide additional bathroom storage. There is a heated towel rail, partial tiling to the walls, laminate flooring and a panelled ceiling with downlights.

Outside

To the front of the property there is a low maintenance lawned front garden with plants and shrubs to the borders. There are wrought iron gates which give access to the driveway which provides off road parking. To the rear there is a generous enclosed rear garden which is mainly laid to lawn with a variety of shrubs, plants and trees to the borders. There is a paved patio area which is perfect for entertaining and a further patio with garden shed.

Garden Office

Accessed via a rear facing sealed unit door from the rear garden with a side facing double glazed window.



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- GUIDE PRICE: £300,000 - £310,000.
- THREE BEDROOM DETACHED BUNGALOW SOLD WITH NO CHAIN
- MODERN AND CONTEMPORARY BREAKFAST KITCHEN
- GARDEN OFFICE / STUDY
- MASTER BEDROOM WITH EN-SUITE BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£300,000-£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120691 - 0007

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