



**Masefield Road, Wheatley Hills DONCASTER**



**welcome to**

**Masefield Road, Wheatley Hills DONCASTER**

Situated in the sought after location of Wheatley Hills is this three bedroom semi-detached family home with front and rear gardens, off road parking and a garage.



### Entrance Hall

With a front facing upvc double glazed door, a side facing obscure double glazed window, a contemporary style central heating radiator, stairs which rise to the first floor landing, solid wooden flooring and understairs storage.

### Dining Room

12' 2" x 11' ( 3.71m x 3.35m )

With a front facing double glazed bay window, a central heating radiator, solid wooden flooring and coving to the ceiling. Double doors give access to the lounge.

### Lounge

12' 1" x 10' 11" ( 3.68m x 3.33m )

With rear facing double glazed French doors, solid wooden flooring and a wall mounted electric fire.

### Kitchen

10' 3" max x 6' 7" ( 3.12m max x 2.01m )

With front and rear facing double glazed windows and a side facing obscure double glazed door. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the composite sink with mixer tap. The kitchen has an induction hob, an electric oven, space for a washing machine, fridge-freezer and dishwasher, breakfast bar, two central heating radiators and coving to the ceiling.

### First Floor Landing

With a side facing obscure double glazed window and loft access.

### Bedroom One

12' 2" plus bay x 10' 4" ( 3.71m plus bay x 3.15m )

With a front facing double glazed bay window and a central heating radiator.

### Bedroom Two

12' 1" x 11' ( 3.68m x 3.35m )

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

### Bedroom Three

7' 5" x 6' 3" ( 2.26m x 1.91m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a corner bath with shower over. There is tiling to the walls, a central heating radiator and vinyl flooring.

### Outside

To the front of the property there is a driveway providing off road parking and leads to the garage. There is a decorative pebbled garden with shrubs. To the rear of the property there is an enclosed garden with decorative pebbles and slate. There is a pergola ideal for outdoor dining and entertaining and an outside tap.

### Garage

With an up and over door, power and a side facing courtesy door to the rear garden.



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welcome to

## Masefield Road, Wheatley Hills DONCASTER

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers over

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR121702 - 0004

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