



**Armthorpe Road, Wheatley Hills Doncaster**



**welcome to**

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This four bedroom detached family home with en-suite shower room is ideal for a growing and extended family with close links to Doncaster Royal Infirmary, a range of schools, transport links and amenities. The property benefits from ample off road parking, an integral garage and no onward chain.



## Entrance Hall

A spacious entrance hall with a front facing sealed unit door. There are stairs which rise to the first floor landing, a central heating radiator, spotlights to the ceiling and a cupboard providing hanging and storage space

## Lounge

13' 1" into bay x 13' 7" ( 3.99m into bay x 4.14m )

An attractive lounge with a front facing double glazed bay window and a side facing double glazed window providing an abundance of natural light. There is coving to the ceiling, an electric living flame fire with decorative surround as the focal point of the room and a central heating radiator.

## Dining / Family Room

This versatile reception room could provide space for a home office and family room. There are rear facing patio doors leading to the conservatory. There is a heating radiator, coving and spotlights to the ceiling and access through to the kitchen diner.

## Breakfast Kitchen

10' 10" x 11' 3" max ( 3.30m x 3.43m max )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with extractor hood above, an electric oven and grill, an integrated fridge freezer, an integrated washing machine and an integrated dishwasher. There is area for a dining/breakfast table and chairs, a central heating radiator, spotlights to the ceiling and a TV, telephone and satellite point. With a rear facing double glazed window overlooking onto the rear garden, access to the integral garage, an open arch to the dining/family room and access through to the WC.

## Ground Floor W.C.

Fitted with a WC and a wash hand basin with mixer tap. There is a central heating radiator, spotlight and extractor fan to the ceiling, partial tiling and a rear facing obscure double glazed window.

## Conservatory

10' 7" max x 15' 7" ( 3.23m max x 4.75m )

With an open outlook to the rear garden with rear and side facing double glazed windows, rear facing French doors and tiling to the floor.

## First Floor Landing

With a loft hatch and access to the four bedrooms and family bathroom.

## Bedroom One

20' 5" max x 10' 2" ( 6.22m max x 3.10m )

A dual aspect room with a front facing bowed double glazed window and a rear facing double glazed window. There is a central heating radiator, spotlights to the ceiling and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a vanity wash hand basin and a shower cubicle with enclosed shower. There is a heated towel rail, partial tiling to the walls, an extractor fan and a rear facing obscure double glazed window.

## Bedroom Two

13' 7" into bay x 12' ( 4.14m into bay x 3.66m )

A double room with a bay fronted double glazed window and a central heating radiator.

## Bedroom Three

10' 6" max x 12' ( 3.20m max x 3.66m )

A double room with a rear facing double glazed window and a central heating radiator. There is an airing cupboard with a hot water cylinder.

## Bedroom Four

7' 6" x 7' 7" ( 2.29m x 2.31m )

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

## Bathroom

Fitted with a WC, a wash hand basin and a panelled bath with a shower over. There is partial tiling to the walls, an extractor fan, a heated towel rail and a rear facing obscure double glazed.

## Outside

To the front there is a mainly block paved drive providing ample off road parking which in turn leads to the integral garage. There are well stocked featured and decorative shrubs, plants and hedging. To the rear of the property there is a spacious lawned garden which has well stocked borders with an abundance of mature shrubs, plants and trees. There is a paved patio, a feature pond, an outside tap and electric sockets with feature stepping stones and a vegetable patch on the spacious South-East facing enclosed rear garden.

## Garage

18' 5" x 10' 3" ( 5.61m x 3.12m )

Accessed by the front drive with an up and over door, a wall mounted boiler, power and lights. An internal door gives access to the kitchen.



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## Armthorpe Road, Wheatley Hills Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION
- LIVING ROOM, DINING/FAMILY ROOM AND KITCHEN DINER
- CONSERVATORY
- GROUND FLOOR WC AND EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: D

**£285,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR122333 - 0004

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