

**Central Boulevard, Wheatley Hills Doncaster** 



## welcome to

# **Central Boulevard, Wheatley Hills Doncaster**

This immaculately presented four bedroom semi-detached home is ideal for an extended family with a range of open plan living space, a superb kitchen diner with garden room. Situated over three floors with a ground floor WC, a driveway providing ample off road parking, a garage and outbuilding.













#### **Entrance Hall**

With a front facing composite door, a side facing double glazed window and stairs which rise to the first floor landing.

#### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin with mixer tap and a side facing obscure double glazed window.

#### Lounge

15' 7" into bay x 12' 11" ( 4.75m into bay x 3.94m ) With a front facing double glazed window, a central heating radiator and a TV media wall as the focal point of the room.

#### **Kitchen Diner**

22' 3" x 12' 1" ( 6.78m x 3.68m )

Fitted with a superb range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a built-in dishwasher, plumbing for a washing machine, space for a fridge and freezer, a four ring gas hob with a cooker hood above and an electric oven and grill. There is complimentary splashback, a central heating radiator and open plan access into the garden room.

#### **Garden Room**

14' 3" x 8' 8" ( 4.34m x 2.64m )

With rear skylight windows, rear facing French doors which lead out to the rear garden and a central heating radiator.

## **First Floor Landing**

With a side facing double glazed window.

### **Bedroom Two**

17' 5" x 11' 8" ( 5.31m x 3.56m )

With a front facing double glazed bay window, a central heating radiator and fitted wardrobes providing hanging and storage space.

#### **Bedroom Three**

12' 1" x 11' 11" ( 3.68m x 3.63m )

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

#### **Bedroom Four**

9' x 8' 4" ( 2.74m x 2.54m )

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

#### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap, a freestanding focal bath and shower. There is wall to floor tiling and a rear facing obscure double glazed window.

# Second Floor Landing Bedroom One

18' 5" x 11' 4" max ( 5.61m x 3.45m max )
With a rear facing double glazed window, a central heating radiator and useful built-in storage.

#### **Outside**

To the front of the property there is a lawned garden with a block paved drive providing ample off road parking which in-turn leads to the garage and outbuilding. To the rear of the property there is an exceptional landscaped lawned garden with extensive patio, raised borders and fantastic entertainment space.

## Garage

With an up and over door.

## Outbuilding

19' 5" x 9' 6" ( 5.92m x 2.90m )

With a side facing courtesy door and provides additional garden/storage space but could also be used as a gym/home office.





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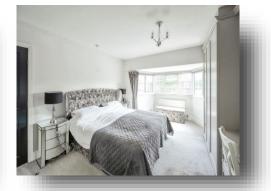
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED OVER THREE FLOORS
- OPEN PLAN KITCHEN DINER WITH GARDEN ROOM/ORANGERY
- **BAY FRONTED LOUNGE**
- SPACIOUS ENTRANCE AND LANDING

Tenure: Freehold EPC Rating: D

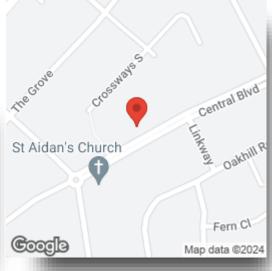
offers over

£290,000









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