



Central Boulevard, Wheatley Hills Doncaster



welcome to

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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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Central Boulevard, Wheatley Hills Doncaster

- 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR114299 - 0003

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