

Fern Close, Wheatley Hills Doncaster

welcome to

Fern Close, Wheatley Hills Doncaster

Situated in the sought after location of Wheatley Hills close to local amenities, transport links and schools is this three bedroom semi-detached home. The property has two reception rooms, front and rear gardens, a driveway providing off road parking and a garage.













Entrance Hall

With a front facing sealed unit door, front and side facing double glazed windows. There is a built-in storage cupboard, stairs which rise to the first floor landing, a central heating radiator and coving to the ceiling.

Lounge

13' 1" x 12' 10" (3.99m x 3.91m)

With a front facing double glazed window, a gas fire with marble hearth and a central heating radiator. There is access to the dining room.

Dining Room

17' 4" x 9' (5.28m x 2.74m)

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

Kitchen

10' x 9' 10" (3.05m x 3.00m)

With a rear facing double glazed window and a door to the rear garden. Fitted with a range of wall and base units with work surfaces housing the 1 1/2 bowl stainless steel sink with mixer tap. The kitchen has a ceramic hob, an electric oven, an integrated fridge-freezer and under counter space and plumbing for a washing machine. There is splashback tiling, a central heating radiator and tiled flooring.

First Floor Landing

From the entrance hall stairs rise to the first floor landing where there is a side facing double glazed window, coving to the ceiling and access to the loft which has a ladder.

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a built-in storage cupboard.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a built-in cupboard which houses the central heating boiler.

Bedroom Three

7' 5" x 7' 4" (2.26m x 2.24m)

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

Bathroom

Previously the bathroom with the potential to convert back with a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a walk-in shower. There is partial tiling to the walls, vinyl flooring and a heated towel rail.

Outside

To the front of the property there is a lawned garden with a driveway to the side providing off road parking and in-turn leads to the garage. To the rear of the property there is an enclosed lawned garden with patio and garden shed.

Garage

With an up and over door and power.





welcome to

Fern Close, Wheatley Hills Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- **CUL-DE-SAC LOCATION**
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: D

offers over

£180,000







Central Blvd entral Blvd Rowan Mount Fern C\ Rowan Ct Armthorpe Rd **Coop**le Map data ©2024

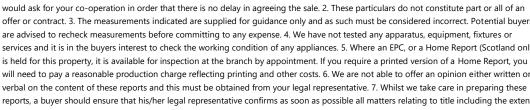
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR119535



Property Ref: DCR119535 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





william h brown

doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER, South Yorkshire, DN1 3NX



williamhbrown.co.uk

01302 327121

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.