



**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.



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR119535 - 0004

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