



West Grove, Wheatley Hills Doncaster



welcome to

West Grove, Wheatley Hills Doncaster

Tucked away within an exclusive cul-de-sac location is this impressive three bedroom semi-detached home with two reception rooms, a bay fronted master bedroom and lounge, a luxury bathroom suite and an artificial lawned landscaped rear garden.



Entrance Hall

Accessed via a stormed porch with a front facing exterior door, porcelain tiled flooring, stairs which rise to the first floor landing, a central heating radiator and a useful understairs storage cupboard which has a side facing obscure double glazed window.

Lounge

14' 8" into bay x 12' 2" max (4.47m into bay x 3.71m max)
With a front facing double glazed bay window, a central heating radiator, a focal brick exposed chimney breast and wooden flooring.

Kitchen

21' x 8' 2" max (6.40m x 2.49m max)
With two side facing double glazed windows. Fitted with an extensive range of wall and base units with oiled work surfaces housing the ceramic sink and drainer with mixer tap. the kitchen has a seven ring gas hob with cooker hood above, two ovens and grills, warming drawer, a built-in dishwasher and plumbing for a washing machine and dryer. There is porcelain tiled flooring and utility space within.

Dining Room

13' 6" x 11' 4" (4.11m x 3.45m)
With spotlights to the ceiling, an exposed brick feature chimney breast as the focal point of the room, wooden flooring, a central heating radiator and decorative panelling. There is open access into the play room.

Play Room

10' 1" x 10' (3.07m x 3.05m)
With rear facing French doors leading onto the landscaped rear garden, wooden flooring, decorative panelling and access through to the kitchen.

First Floor Landing

With a side facing double glazed window and loft hatch.

Bedroom One

14' 9" x 11' 5" max (4.50m x 3.48m max)
With a front facing seated double glazed bay window, a central heating radiator and fitted sliding wardrobes providing hanging and storage space.

Bedroom Two

13' 4" x 11' 4" max (4.06m x 3.45m max)
With a rear facing double glazed window, a central heating radiator, laminate flooring and fitted sliding wardrobes providing hanging and storage space.

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)
With a front facing double glazed window and a central heating radiator.

Bathroom

A luxury bathroom suite which is fitted with a WC, a counter top wash hand basin and a focal insert bath and a walk-in shower. There is tiling to the walls, downlights to the ceiling, a chrome heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is an impressive open plan patterned front garden with storage to the side whilst to the rear of the property there is a generous landscaped artificial lawned garden with a composite decked area.



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West Grove, Wheatley Hills Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- CHARACTERFUL BAY FRONTED LOUNGE
- SPACIOUS DINING ROOM / PLAY ROOM
- KITCHEN OVER 20 FT IN LENGTH
- LUXURY FOUR PIECE BATHROOM SUITE

Tenure: Freehold EPC Rating: Awaited

£240,000

Awaiting Photograph



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Please note the marker reflects the
postcode not the actual property



Property Ref:
DCR121734 - 0002

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