



Barnby Dun Road, Wheatley DONCASTER



welcome to

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Perfect for an extended or growing family is this three bedroom end-terraced property which is situated on this stunning generous plot with superb views of Sandall Park. The property offers spacious living accommodation throughout, ample off road parking and wrapped around gardens.



Entrance Hall

Accessed through a side facing exterior door.

Family / Sitting Room

13' 9" x 14' 10" (4.19m x 4.52m)

With a front facing bay double glazed window and a side facing double glazed window. There are two central heating radiators, stairs which rise to the first floor landing and access through to the breakfast room.

Dining / Breakfast Room

11' 9" into bay x 11' 11" (3.58m into bay x 3.63m)

With a front facing bay double glazed window, a central heating radiator and area for a dining table and chairs. There is a gas feature fireplace as the focal point of the room.

Kitchen

11' 4" x 7' 8" max (3.45m x 2.34m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridgefreezer. There is a central heating radiator, extractor fan, complimentary tiling and a rear facing exterior door which provides access to the rear garden.

Lounge

14' 10" max x 16' 9" (4.52m max x 5.11m)

With side and rear facing double glazed windows, a central heating radiator and a decorative feature fireplace as the focal point of the room. There is access through to the ground floor W.C.

Ground Floor W.C

Fitted with a WC and a wash hand basin on the vanity unit with mixer tap. There is a wall mounted boiler, tiling to the walls and floor, a rear facing double glazed window and a side facing door which provides access to the rear garden.

First Floor Landing

There is a useful storage cupboard and coving to the ceiling.

Bedroom One

14' 11" max x 10' 6" (4.55m max x 3.20m)

With a front facing double glazed window, a central heating radiator and built in wardrobes to provide a range of hanging and storage space.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

With a front facing double glazed window, a central heating radiator and built in storage.

Bedroom Three

10' 8" x 14' 10" max (3.25m x 4.52m max)

With side and rear facing double glazed windows. There is a central heating radiator.

Family Bathroom

Fitted with a WC, a wash hand basin and an L shaped bath with electric shower over and screen.

There is wall to floor tiling, a heated towel rail, downlights to the ceiling and a side facing obscure double glazed window.

Outside

To the front of the property is a generous lawned garden with a variety of mature shrubs and plants to the borders while to the side of the property is a generous gated driveway to provide private ample off road parking and in turn leads to the two garages. There is a side gate to provide additional access. To the rear of the property is a good size lawned garden with patio area, artificial lawn area and a workshop. There is fencing to the perimeter to provide privacy and useful garden storage.

Tandem Garage

26' x 14' 2" (7.92m x 4.32m)

With a roller shutter door, power and lights.

Garage Two

10' x 20' (3.05m x 6.10m)

Workshop

10' 2" x 17' 7" (3.10m x 5.36m)



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Barnby Dun Road, Wheatley DONCASTER

- THREE BEDROOM END-TERRACED PROPERTY
- DOUBLE FRONTED & DOUBLE WIDTH
- STUNNING CORNER PLOT POSITION
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & GROUND FLOOR W.C

Tenure: Freehold EPC Rating: Awaited

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122813 - 0003

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