



Armthorpe Road, Wheatley Hills Doncaster



welcome to

Armthorpe Road, Wheatley Hills Doncaster

GUIDE PRICE £450,000-£460,000. This fabulous and spacious four bedroom detached property is situated in this popular location of Wheatley Hills with close links to local amenities and transport links. The property occupies a generous corner plot with enclosed gardens and ample off road parking.



Entrance Hall

Accessed through a front facing sealed unit door. There is vinyl flooring, underfloor heating and stairs which rise to the first floor landing with a useful understairs storage cupboard. With two front facing double glazed windows.

Dining Room

18' 3" x 11' 2" (5.56m x 3.40m)

A good size room with three front facing bay double glazed windows, engendered oak flooring, underfloor heating and coving to the ceiling.

Lounge

17' 11" x 12' (5.46m x 3.66m)

A spacious room with front and side facing double glazed windows, downlights to the ceiling, underfloor heating and vinyl flooring. There is a feature slate tiled wall with inset remote control coal effect fire.

Kitchen Living Diner

16' 1" x 11' 9" (4.90m x 3.58m)

Fitted with a range of modern wall and base units with coordinating work surfaces housing the bowl and a half sink and drainer with mixer tap. The kitchen has two ovens, wine cooler, an integrated fridgefreezer and dishwasher. There is a centre island which houses the induction hob with cooker hood above, underfloor heating and side facing bifolding doors which gives access to the patio area.

Dining Area

There are wall and base units with a fixed seating area with a bench and table ideal for dining and entertaining. There is modern flooring throughout and underfloor heating.

Utility Room

9' 8" x 6' 9" (2.95m x 2.06m)

Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. There is the wall mounted central heating boiler, underfloor heating, partial tiling to the walls, plumbing for a washing machine and space for a tumble dryer and fridgefreezer. With a side facing double glazed window.

Inner Hallway

With a side facing sealed unit door, skylight window, useful storage space and access through to the downstairs W.C.

Downstairs W.C

Fitted with a WC and a wash hand basin on the vanity unit. There is a central heating radiator, partial tiling to the walls and vinyl flooring.

Office Room

8' 2" x 11' (2.49m x 3.35m)

There are downlights to the ceiling and underfloor heating.

First Floor Landing

With two front facing double glazed windows, coving to the ceiling and a cupboard housing the hot water cylinder. There are two central heating radiators and loft access.

Master Bedroom

18' 6" x 13' 4" (5.64m x 4.06m)

A good size bedroom with two front facing double glazed windows and a side facing double glazed window. There is a range of fitted furniture which is ideal for hanging and storage space and access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin on the vanity unit and a walk in shower. There is tiling to the walls, downlights to the ceiling, a chrome heated towel rail and a skylight window.

Bedroom Two

11' 4" x 7' 6" (3.45m x 2.29m)

A double room with three front facing bay double glazed windows and a side facing double glazed window. There is coving to the ceiling.

Bedroom Three

12' 5" to the recess x 12' 4" (3.78m to the recess x 3.76m)

A double room with two side facing double glazed windows, fitted wardrobes ideal for hanging and storage space and a central heating radiator.

Bedroom Four

11' 10" x 11' 7" (3.61m x 3.53m)

A double room with two velux double glazed windows, fitted wardrobes ideal for hanging and storage space and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin on the vanity unit, a double shower cubicle with shower and a double ended bath. There is tiling to the walls and floor, underfloor heating, a contemporary style heated towel rail, downlights to the ceiling and an extractor fan. With a side facing obscure double glazed window.

Outside

To the front of the property is a generous enclosed lawned garden with steps up to a block paved patio area. There is a driveway to provide ample off road parking and in turn leads to the double garage. To the rear of the property is a good sized enclosed lawned garden with patio area which is ideal for alfresco dining and entertaining. There is fencing to the perimeter to provide privacy.



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Armthorpe Road, Wheatley Hills Doncaster

- GUIDE PRICE £450,000-£460,000
- POPULAR LOCATION
- FOUR BEDROOM DETACHED PROPERTY
- FABULOUS DINING KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM & DOWNSTAIRS W.C

Tenure: Freehold EPC Rating: Awaiting

guide price

£450,000-£460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122782 - 0004

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