



**Osborne Avenue, Woodlands DONCASTER**



**welcome to**

**Osborne Avenue, Woodlands DONCASTER**

GUIDE PRICE £180,000-£190,000. This three bedroom semi-detached impressive corner plot family home benefits from a superb open plan kitchen diner with focal island, a snug lounge, generous enclosed front and rear gardens and off road parking.



### **Entrance Hall**

With a front facing exterior door, stairs which rise to the first floor landing and access to the lounge and kitchen diner.

### **Kitchen Diner**

19' 9" x 14' ( 6.02m x 4.27m )

A high spec well-presented open plan kitchen diner which is fitted with a modern range of complimentary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, a built-in oven, plumbing for a washing machine, space for a fridge and freezer and a focal island providing a superb dining and breakfast space. There is under wall unit lighting, front and rear facing double glazed windows, downlights to the ceiling, two central heating radiators, useful understairs storage and access to the rear lobby.

### **Lounge**

12' 10" max x 13' 10" ( 3.91m max x 4.22m )

With a front facing double glazed window, a central heating radiator and a TV media wall.

### **Inner Lobby**

With an additional front facing exterior door, access to the useful stores and a rear facing door providing access to the rear garden.

### **First Floor Landing**

With a loft hatch and a rear facing double glazed window.

### **Bedroom One**

12' 11" x 10' 7" max ( 3.94m x 3.23m max )

With a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

12' 11" x 10' 4" ( 3.94m x 3.15m )

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

### **Bedroom Three**

9' 1" x 7' 6" ( 2.77m x 2.29m )

With a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a WC, a wash hand basin and a bath with an electric shower over. There is wall to floor tiling, a chrome heated towel rail and a side facing obscure double glazed window.

### **Outside**

Situated on an impressive corner plot. To the front of the property there is a generous lawned garden with a driveway to the side which in-turn leads to the rear lobby. To the rear of the property there is a mainly laid to lawn garden with a patio area and fencing to the perimeter.



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## Osborne Avenue, Woodlands DONCASTER

- GUIDE PRICE £180,000-£190,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT POSITION
- DRIVEWAY PROVIDING OFF ROAD PARKING
- USEFUL RANGE OF STORAGE ROOMS

Tenure: Freehold EPC Rating: D

guide price

**£180,000-£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123080 - 0002

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william h brown



**01302 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**