



High Street, Wroot Doncaster



welcome to

High Street, Wroot Doncaster

GUIDE PRICE £425,000-£450,000. This five bedroom detached dorma bungalow is situated on a substantial plot benefiting from a double garage, three reception rooms, an en-suite and dressing room. Ideal for an extended or multi-generational family with grounds of its own in this sought after location.



Entrance Hall

With front facing double doors, front and side facing double glazed windows. There is open access into the study.

Study

With two side facing double glazed windows and front facing French doors with double glazed side panels. There is a central heating radiator, coving to the ceiling and access to the inner hall.

Inner Hall

With a useful storage cupboard, dado rail, coving and downlights to the ceiling, a central heating radiator and access to the four bedrooms and ground floor living accommodation.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin with mixer tap. There is a heated towel rail, coving to the ceiling, downlights to the ceiling, a rear facing obscure double glazed window and tiling to the walls and floor.

Kitchen

14' 9" x 10' 11" (4.50m x 3.33m)
Fitted with a range of wooden wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a freestanding Rangemaster electric cooker with stainless steel extractor above, plumbing for a dishwasher and space for a fridge and freezer. There are spotlights to the ceiling, two rear facing double glazed windows, a central heating radiator, area for a dining table and chairs, a side door providing access to the rear garden and there is access off to the utility.

Dining Room

13' 10" x 14' plus bay (4.22m x 4.27m plus bay)
With a front facing double glazed bay window, a side facing double glazed window through to the study, wooden flooring, coving to the ceiling and stairs which rise to the first floor double bedroom and dressing room.

Lounge

13' 11" max x 19' 11" (4.24m max x 6.07m)
With a front facing double glazed bay window and a central heating radiator, decorative coving to the ceiling, dado rail and a decorative feature fireplace as the focal point of the room.

Conservatory / Bar

16' 10" x 14' 8" (5.13m x 4.47m)
With rear and side facing double glazed windows and side facing French doors. There is tiled flooring, two wall light points and a central heating radiator. A versatile room which is currently used as a bar area.

Master Bedroom

22' 1" x 11' 7" max (6.73m x 3.53m max)
With side facing double glazed windows and rear facing French doors. There is a central heating radiator, downlights and decorative coving to the ceiling, dado rail, fitted furniture and access to the en-suite shower room.

Master En-Suite Shower Room

Fitted with a low flush WC, a wall mounted wash hand basin and a walk-in shower. There is wall to floor tiling, a central heating radiator, a front facing obscure double glazed window, downlights and coving to the ceiling.

Bedroom Two

13' 7" plus wardrobes x 11' 11" (4.14m plus wardrobes x 3.63m)
With a front facing double glazed window, a central heating radiator, coving to the ceiling and a freestanding wash hand basin on a vanity unit.

Bedroom Three

12' 9" x 8' 11" (3.89m x 2.72m)
With a side facing double glazed window, coving to the ceiling, fitted storage, a freestanding wash hand basin on a vanity unit and a central heating radiator.

Bedroom Four

11' 11" x 9' 10" (3.63m x 3.00m)
With a rear facing double glazed window, spotlights to the ceiling, a central heating radiator, fitted storage and a freestanding wash hand basin.

Bathroom

Fitted with a low flush WC, a wash hand basin, a shower cubicle and a focal bath. There is tiled flooring, partial tiling to the walls, downlights and coving to the ceiling, two chrome heated towel rails and a rear facing obscure double glazed window.

Separate W.C.

Conveniently located next to the bathroom there is a WC with wall to floor tiling, downlights and coving to the ceiling and a rear facing obscure double glazed window through to the sun/garden room.

First Floor Landing Bedroom Five

27' 6" x 10' 6" (8.38m x 3.20m)
With two rear facing double glazed skylight windows, laminate flooring, a central heating radiator and access through to the dressing room.

Dressing Room

10' 7" x 15' 8" (3.23m x 4.78m)
With two rear facing double glazed skylight windows, laminate flooring and useful storage.

Outside

Situated on an impressive substantial plot with a superb range of off road parking. There is an extensive lawned front garden with a variety of mature shrubs, plants, hedging and trees providing privacy. There is access to double garage with wrapped around patio areas to the rear and side garden. To the side of the garage there is a boiler room housing the oil tank and an outdoor WC. To the rear of the property there is a low maintenance rear courtyard with raised flower borders.

Double Garage

20' x 16' (6.10m x 4.88m)
With an electric roller shutter doors, a side facing single glazed window, two rear facing single glazed windows and an independent alarm system.



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- GUIDE PRICE £425,000-£450,000
- FIVE BEDROOM DETACHED DORMA BUNGALOW
- FOUR BEDROOMS TO THE GROUND FLOOR
- EN-SUITE AND GROUND FLOOR BATHROOM
- FIRST FLOOR BEDROOM WITH WALK-IN DRESSING ROOM

Tenure: Freehold EPC Rating: D

guide price

£425,000-£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR112988 - 0005

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