

**Crossways, Wheatley Hills Doncaster** 

## welcome to

# **Crossways, Wheatley Hills Doncaster**

Situated in the sought after location of Wheatley Hills is this beautifully presented three bedroom characterful semi-detached family home benefiting from a driveway and garage. An opportunity not to be missed!













#### **Entrance Porch**

With a side facing obscure double glazed door, a front facing double glazed window and access to the downstairs WC. The entrance porch is open to the entrance hall.

#### **Entrance Hall**

With a feature wall light, stairs which rise to the first floor landing, decorative picture rail, coving to the ceiling, understairs storage and a central heating radiator with cover.

#### **Downstairs W.C.**

With a front facing secondary glazed window. Fitted with a low level WC, a wash hand basin, partial tiling to the walls, coving to the ceiling, laminate flooring and a heated towel rail.

#### Lounge

14' 5" x 10' 1" ( 4.39m x 3.07m )

With a rear facing double glazed bay window and a side facing double glazed window. There is a central heating radiator, picture rail, coving to the ceiling and a feature fireplace housing the multi fuel stove.

## **Dining Room**

10' x 9' 6" ( 3.05m x 2.90m )

With rear facing single glazed French doors, decorative picture rail, coving to the ceiling and a central heating radiator with cover.

#### **Garden Room**

13' 11" x 6' 9" ( 4.24m x 2.06m )

With rear and side facing double glazed windows and rear facing double glazed French doors which lead out to the rear garden.

#### **Breakfast Kitchen**

10' 10" x 9' 6" ( 3.30m x 2.90m )

With a front facing double glazed window. Fitted with a range of oak wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob, a double electric oven, an integrated microwave and under counter space and plumbing for a washing machine. There is a breakfast bar, a central heating radiator, coving to the ceiling, vinyl flooring and a pantry which has a side facing double glazed window. There is a side facing door which gives access to the porch.

#### **Side Porch**

With a front facing stained glass door and access to the storage room.

### **Storage Room**

With a side facing single glazed window and work surface beneath which is space for a dryer and vinyl flooring.

### **First Floor Landing**

With coving to the ceiling.

#### **Bedroom One**

14' 2" x 10' 1" ( 4.32m x 3.07m )

With a rear facing double glazed window, a central heating radiator, a built-in storage cupboard and decorative picture rail.

#### **Bedroom Two**

8' 9" x 8' 10" ( 2.67m x 2.69m )

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

#### **Bedroom Three**

10' 2" x 9' 11" ( 3.10m x 3.02m )

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

#### **Bathroom**

With two front facing double glazed windows. Fitted with a WC, a wash hand basin, a bath and a separate shower cubicle with shower. There is partial tiling to the walls, a central heating radiator, tiled flooring, a built-in cupboard housing the boiler and access to the loft which is boarded with ladder.

#### Outside

To the front of the property there is a beautifully presented landscaped garden with decorative shrubs and trees to the borders. There is a block paved driveway to the side of the property providing ample off road parking and in-turn leads to the garage. To the rear of the property there is an enclosed mature lawned garden with decorative borders, a summer house to the rear and a log store.

#### Garage

With an up and over door and electrics.





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## **Crossways, Wheatley Hills Doncaster**

- CHARACTERFUL THREE BEDROOM SEMI-DETACHED **FAMILY HOME**
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- **DOWNSTAIRS WC**
- WELL-PRESENTED FRONT AND REAR GARDENS

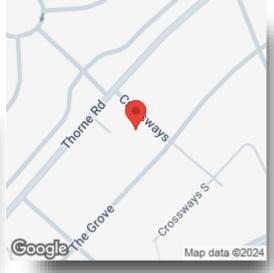
Tenure: Freehold EPC Rating: Awaited

# £275,000









Please note the marker reflects the postcode not the actual property

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Property Ref: DCR123231 - 0003

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william h brown

## 01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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