



**Rectory Croft, Wroot DONCASTER**

**welcome to**

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Situated in the sought after village of Wroot is this four bedroom detached home which is ideal for growing/extended families. The property has a spacious kitchen diner, two reception rooms, a driveway and garage.



### **Entrance Hall**

With a front facing UPVC exterior door and double glazed window. There is understairs storage space, stairs which rise to the first floor landing and a central heating radiator.

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

Fitted with a low level WC, a wash hand basin, a central heating radiator, tiled flooring and an extractor fan.

### **Lounge**

21' 3" x 11' 4" ( 6.48m x 3.45m )

A dual aspect lounge with a front facing double glazed window and rear facing double glazed French doors providing an abundance of natural light. There is coving to the ceiling and two central heating radiators. The focal point of the room is the feature brick fireplace housing the gas fire.

### **Dining Room / Snug**

9' 10" x 8' 2" ( 3.00m x 2.49m )

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

### **Kitchen Diner**

12' 11" x 9' 8" ( 3.94m x 2.95m )

With a rear facing double glazed window. Fitted with a range of base units with coordinating work surfaces housing the stainless steel sink with mixer tap.

The kitchen has a larder, a four ring gas hob with extractor above, an electric oven, an integrated fridge-freezer and under counter space and plumbing for a dishwasher. There is splashback tiling, a built-in storage cupboard and tiled flooring.

### **Utility Room**

6' 6" x 5' 9" ( 1.98m x 1.75m )

With a rear facing double glazed window and a door providing access into the rear garden. Fitted with base units with work surfaces beneath which is space for a washing machine and dryer. There is tiled flooring.

### **First Floor Landing**

With access to the loft and a central heating radiator.

### **Bedroom One**

12' 11" x 9' 11" ( 3.94m x 3.02m )

With a rear facing double glazed window, a central heating radiator and built-in wardrobes providing hanging and storage space. There is access to the en-suite shower room.

### **En-Suite Shower Room**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a shower cubicle with shower. There is a heated towel rail and tiling to the walls and floor.

### **Bedroom Two**

15' x 7' 10" ( 4.57m x 2.39m )

With two front facing double glazed windows and a central heating radiator.

### **Bedroom Three**

11' 7" x 9' 3" ( 3.53m x 2.82m )

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

### **Bedroom Four**

9' 6" x 9' 3" ( 2.90m x 2.82m )

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

### **Bathroom**

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a P-shaped bath with shower over. There is tiling to the walls and floor, a central heating radiator and an extractor fan.

### **Outside**

To the front of the property there is a landscaped front garden with a block paved driveway to the side providing ample off road parking and in-turn leads to the garage.

To the rear of the property there is an enclosed

landscaped lawned garden with patio area.

### **Garage**

With an up and over door, power and a pitched roof.



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## Rectory Croft, Wroot DONCASTER

- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC AND UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

**£345,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123093 - 0004

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