

Dragonfly Crescent, Woodlands DONCASTER



welcome to

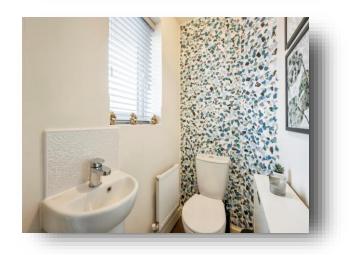
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Situated on this popular development in Woodlands is this three bedroom semi-detached home which is ideal for first time buyers and growing family. The property has a master bedroom with en-suite, a useful home office space and a driveway providing off road parking.













Entrance Hall

With a front facing composite door, stairs which rise to the first floor landing and access to the downstairs WC and kitchen diner.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin with mixer tap and splashback tiling. There is a central heating radiator and a front facing obscure double glazed window.

Kitchen Diner

11' 4" max to recess x 13' 5" max to recess (3.45m max to recess x 4.09m max to recess)

With a front facing double glazed window. Fitted with a range of grey high gloss 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 an electric hob with splashback and extractor above, an electric oven and an integrated, dishwasher, washing machine and fridge-freezer. There is complimentary splashback, tiled flooring, a central heating radiator, area for a table and chairs and access through to the lounge.

Lounge

11' 10" x 14' 9" (3.61m x 4.50m) With a central heating radiator and rear facing French doors leading out to the rear garden.

First Floor Landing

With a useful storage cupboard.

Bedroom Two

14' 8" to recess x 8' 9" max (4.47m to recess x 2.67m max) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 5" x 8' 10" ($2.87m \times 2.69m$) With a front facing double glazed window and a central heating radiator.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer tap, shower over and screen. There is partial upgraded tiling to the walls, upgraded tiled flooring and a central heating radiator.

Study Area

6' 2" x 6' 4" (1.88m x 1.93m) With a front facing double glazed window, a central heating radiator and stairs which rise to the second floor.

Bedroom One

19' 8" max x 14' 9" incl stairs (5.99m max x 4.50m incl stairs)

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

With a rear facing double glazed skylight window. Fitted with a low flush WC, a was hand basin with mixer tap and a shower cubicle with shower. There is splashback tiling, tiled flooring, a central heating radiator and access to the storage space.

Outside

To the front of the property there is a paved pathway to the front entrance with shrubs to the borders and a driveway providing off road parking. A gate gives access to the rear garden where there is an enclosed lawned garden with fencing to the perimeter and a useful garden store.





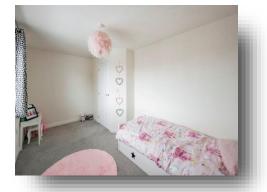
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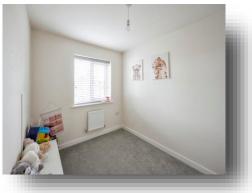
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- THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- SPACIOUS KITCHEN DINER WITH UPGRADED TILING
- REAR ASPECT LOUNGE

Tenure: Freehold EPC Rating: B

£210,000





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Property Ref: DCR123340 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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