



william  
h brown  
for sale  
Doncaster  
01302 327121  
williamhbrown.co.uk

**Southwell Road, Wheatley Doncaster**

  
william  
h brown

**welcome to**

**Southwell Road, Wheatley Doncaster**

This three bedroom bay fronted semi-detached home is situated on a superb generous plot and ideal for a growing family. Benefiting from two reception rooms, a driveway providing off road parking and no onward chain. Conveniently located close to Wheatley retail park and a range of motorway networks.



### **Entrance Hall**

With a front facing composite door, stairs which rise to the first floor landing, a side facing double glazed window and useful understairs storage.

### **Lounge**

12' 1" plus bay x 12' ( 3.68m plus bay x 3.66m )

With a front facing double glazed bay window, a central heating radiator and laminate flooring. The lounge is open plan to the dining room.

### **Dining Room**

10' 1" x 12' ( 3.07m x 3.66m )

With rear facing French doors which lead out to the rear garden, laminate flooring and a central heating radiator.

### **Kitchen**

14' x 5' 8" ( 4.27m x 1.73m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas cooker point, plumbing for a washing machine and space for a fridge and freezer. There is a wall mounted boiler, splashback tiling, side and rear facing double glazed windows and a side facing door giving access to the rear garden.

### **First Floor Landing**

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

### **Bedroom One**

12' 1" plus bay x 12' ( 3.68m plus bay x 3.66m )

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

### **Bedroom Two**

10' 2" x 9' 4" ( 3.10m x 2.84m )

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

### **Bedroom Three**

7' x 8' 7" ( 2.13m x 2.62m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with shower over and screen. There is a chrome heated towel rail, partial tiling and a front facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned front with a driveway providing off road parking. There are shrubs and fencing providing privacy and screening. To the rear of the property there is a lawned garden with a patio and a variety of mature shrubs, plants and hedging to the borders.



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welcome to

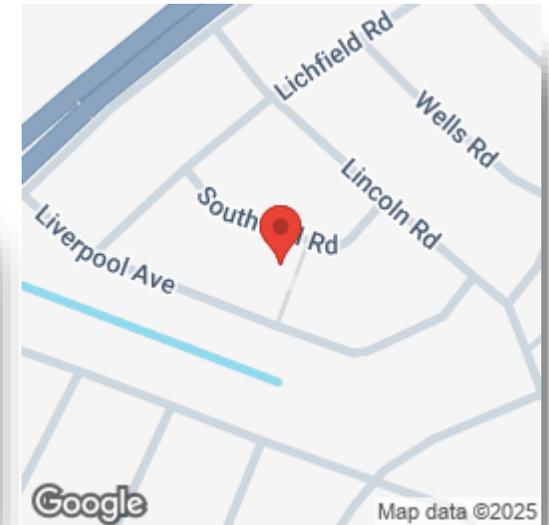
## Southwell Road, Wheatley Doncaster

- THREE BEDROOM
- POTENTIAL TO EXTEND SUBJECT TO RELEVANT PLANNING PERMISSION
- SEMI-DETACHED FAMILY HOME
- IDEAL FOR A GROWING FAMILY
- SUBSTANTIAL REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123441 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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