

Westongales Way, Bentley Doncaster

william h brown

welcome to

Westongales Way, Bentley Doncaster

Situated in the sought after location of Bentley close to local amenities and transport links is this beautifully presented detached family home. Benefiting from a downstairs WC, an en-suite master bedroom, two reception rooms and ample off road parking.













Entrance Porch

With a front facing door, front and side facing double glazed windows and a further door giving access to the entrance hall.

Entrance Hall

With a central heating radiator, laminate flooring stairs which rise to the first floor landing and access to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin. fully tiled, a heated towel rail and an extractor fan.

Utility / Workshop

15' 4" \hat{x} 9' (4.67m x 2.74m) Previously formed the rear of the garage which has been converted to provide a utility/workshop space. There is a wall mounted combi boiler, access to the loft and a range of storage and shelving with work surfaces.

Lounge

15' 2" x 11' 8" (4.62m x 3.56m)

With rear facing double glazed French doors with side facing double glazed windows. There is laminate flooring, two central heating radiators, coving to the ceiling and a feature fireplace with marble hearth housing the gas fire.

Dining Room

11' x 8' (3.35m x 2.44m)

With a front facing double glazed window, a central heating radiator, laminate flooring and coving to the ceiling.

Kitchen

15' 2" x 7' 10" (4.62m x 2.39m)

A well-presented kitchen which is fitted with a range of wall and base units with coordinating marble work surfaces housing the inset composite sink with mixer tap. The kitchen has a seven ring gas Range with extractor above and an integrated dishwasher, fridge-freezer and wine cooler. There is marble splashback, laminate flooring, a rear facing double glazed window and a side facing double glazed door.

First Floor Landing

With a central heating radiator, a built-in storage cupboard and access to the loft which is partially boarded.

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m) With a front facing double glazed window, a central heating radiator, coving to the ceiling, fitted wardrobes and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls, a heated towel rail, extractor fan and a front facing obscure double glazed window.

Bedroom Two

13' 1" x 8' 1" (3.99m x 2.46m) With a rear facing double glazed window and a central heating radiator.

Bedroom Three

11' 7" x 9' $(3.53m \times 2.74m)$ With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Four

9' 1" x 8' 6" (2.77m x 2.59m) With a front facing double glazed window, a central heating radiator and laminate flooring.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a P-shaped bath with shower over. There is tiling to the walls, a heated towel rail and extractor fan.

Outside

To the front of the property there is a patterned driveway providing ample off road parking for three to four cars which leads to the store. To the rear of the property there is a well-presented lawned garden with raised decked patio, a garden shed, outside tap and summer house.





Store

Previously formed the front of the garage which has now been converted to provide useful storage with a roller shutter door and useful shelving and storage space.

welcome to

Westongales Way, Bentley Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- DINING ROOM
- CONTEMPORARY KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D Council Tax Band: D

offers in the region of

£280,000



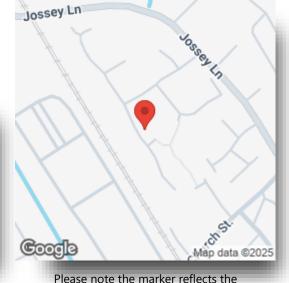


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration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



postcode not the actual property

william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk