



**Westongales Way, Bentley Doncaster**



**welcome to**

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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" 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 x 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.



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## 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124378 - 0004

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