



Oxbow Drive, Wheatley Doncaster

welcome to

Oxbow Drive, Wheatley Doncaster

GUIDE PRICE £230,000-£240,000. Situated on this popular modern development close to a host of local amenities and transport links is this fabulous three bedroom detached home. The property has spacious accommodation throughout and is ideal for first time buyers and growing families.



Entrance Hall

With a front facing sealed unit door and a central heating radiator.

Lounge

16' 11" to bay x 13' 2" max to recess (5.16m to bay x 4.01m max to recess)

With a front facing double glazed bay window, two central heating radiators and a useful understairs storage cupboard.

Dining Kitchen

17' x 11' 6" (5.18m x 3.51m)

With a rear facing double glazed bay window and double glazed French doors giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with splashback an extractor above, an electric oven and an integrated fridge-freezer and dishwasher. There is access to the utility room.

Utility Room

Fitted with wall units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. With a rear facing double glazed window, a central heating radiator and access to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with splashback tiling, a central heating radiator and a side facing obscure double glazed window.

First Floor Landing

Bedroom One

11' 10" x 9' 1" (3.61m x 2.77m)

With a front facing double glazed window, a central heating radiator and open access to the dressing area.

Dressing Area

5' 6" x 7' 1" (1.68m x 2.16m)

With a rear facing double glazed window and a central heating radiator. A door gives access to the en-suite shower room.

En-Suite Shower Room

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a central heating radiator, extractor fan and splashback tiling.

Bedroom Two

11' 7" x 11' 1" (3.53m x 3.38m)

With a front facing double glazed window. a central heating radiator and wardrobes providing hanging and storage space.

Bedroom Three

6' 6" x 10' 9" (1.98m x 3.28m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap. There is partial tiling to the walls.

Outside

To the front of the property there is a generous lawned garden with shrubs and trees to the borders. There is a driveway providing off road parking and leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with patio area and mature shrubs and plants to the borders.

Garage

With an up and over door.



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Oxbow Drive, Wheatley Doncaster

- GUIDE PRICE £230,000-£240,000
- LOUNGE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING AREA

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£230,000-£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124416 - 0002

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