



**Armthorpe Road, Wheatley Hills Doncaster**



**welcome to**

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This impressive corner plot three/four bedroom semi-detached family home benefits from a lounge and dining room, a versatile guest ground floor bedroom, an en-suite shower room, wrapped around gardens, a driveway and garage.



### Entrance

With a front facing exterior door, a side facing double glazed side panel and access into the entrance hall.

### Entrance Hall

With useful storage and stairs which rise to the first floor landing.

### Lounge

13' 1" max x 13' 2" ( 3.99m max x 4.01m )

With a front facing double glazed window, a central heating radiator and a TV feature media wall. There is access through to the dining room.

### Dining Room

12' 3" max x 9' 2" ( 3.73m max x 2.79m )

With rear facing patio doors leading out to the rear paved courtyard, a central heating radiator, laminate flooring and area for a dining table and chairs. There is access through to the kitchen.

### Kitchen

9' 8" x 9' 11" ( 2.95m x 3.02m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an induction hob with stainless steel cooker hood above, an integrated electric oven and grill, a built-in fridge and space for a dishwasher. There is complimentary splashback tiling, laminate flooring, a central heating radiator and a useful pantry provides additional storage and has both plumbing and power for a washing machine and dryer with a side facing double glazed window. There is access through to the rear lobby.

### Rear Lobby

With a side facing double glazed window and door providing access to the side driveway, garden and garage. There is access through to the guest ground floor bedroom.

### Ground Floor Guest Bedroom

9' 10" max x 8' ( 3.00m max x 2.44m )

With a side facing double glazed window, laminate flooring, a central heating radiator and fitted storage. A versatile room which could be used as a play room or home office. There is access through to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is a shaver point, a heated towel rail, tiling to the walls and floor and a side facing obscure double glazed window.

### First Floor Landing

With a side facing double glazed window.

### Bedroom One

11' 2" x 11' 9" ( 3.40m x 3.58m )

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

### Bedroom Two

11' 8" x 9' 7" ( 3.56m x 2.92m )

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

### Bedroom Three

7' 5" x 7' 5" ( 2.26m x 2.26m )

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

### Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is a heated towel rail, wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

### Outside

Situated on an impressive corner double width plot. There is a generous lawned garden which wraps around to the side with fencing to the perimeter. There is a side gate and footpath which provides access to the front entrance. To the side of the property the lawned gardens wrap around to the rear where there is a driveway providing off road parking and leads to the garage. To the rear of the property there is a hardstanding low maintenance paved patio.

### Garage

With an up and over door, power and light.



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## Armthorpe Road, Wheatley Hills Doncaster

- FOUR BEDROOMS
- VERSATILE GUEST GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM
- REAR ASPECT LOUNGE
- SPACIOUS DINING ROOM
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124519 - 0004

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