



**The Grove, Wheatley Hills Doncaster**

welcome to

## The Grove, Wheatley Hills Doncaster

GUIDE PRICE £275,000-£285,000. This fabulous spacious family home is situated on this private road opposite Grove park. The property sits on a generous plot with enclosed gardens providing off road parking and a garage to the rear.



## **Entrance Porch**

With a side facing sealed unit door and a front facing double glazed window. There is access through to the dining room.

## **Dining Room**

With a front facing double glazed window, two wall light points, a central heating radiator and stairs which rise to the first floor landing.

## **Lounge**

20' 11" x 12' 5" To Recess ( 6.38m x 3.78m To Recess )

With a front facing double glazed window with garden views, a gas coal effect fire place as the focal point of the room, decorative coving to the ceiling, two central heating radiators and rear facing double glazed French doors which give access to the conservatory.

## **Conservatory**

12' 3" x 8' 6" Max ( 3.73m x 2.59m Max )

With rear and side facing double glazed windows, side facing French doors giving access to the garden, a central heating radiator and tiled flooring.

## **Breakfast Kitchen**

9' 10" x 10' 11" ( 3.00m x 3.33m )

With a rear facing double glazed window. Fitted with wall and base units with work surfaces which houses the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, a double oven, plumbing for a washing machine and a built-in under counter dishwasher and freezer.

There is laminate flooring which extends to the breakfast area and complimentary tiling

## **Breakfast Area**

7' 8" x 4' ( 2.34m x 1.22m )

With a side facing double glazed window, a side facing sealed unit door, laminate flooring, a central heating radiator and a breakfasts bar. There is access through to the downstairs WC.

## **Downstairs W.C.**

Fitted with a low flush WC and a rear facing double glazed window,

## **First Floor Landing**

With stairs which rise to the second floor attic room.

## **Bedroom One**

12' 5" x 10' 3" ( 3.78m x 3.12m )

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

## **Bedroom Two**

10' 7" x 10' 6" To Wardrobes ( 3.23m x 3.20m To Wardrobes )

With a front facing double glazed window, a central heating radiator and fitted furniture which consists of wardrobes, drawers and a dressing table.

## **Bedroom Three**

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

## **Separate W.C**

With a rear facing obscure double glazed window, a low flush WC and tiling to the walls.

## **Family Bathroom**

With a rear facing obscure double glazed window. Fitted with a corner bath with mixer tap and shower attachments, a shower cubicle with shower and a wash hand basin fitted onto a vanity unit. There is a central heating radiator and an extractor fan.

## **Attic Bedroom**

20' x 8' 9" ( 6.10m x 2.67m )

With front and rear facing skylight windows on a sloping roof, a central heating radiator and access to the roof space which provides ample storage.

## **Outside**

To the front of the property there is a lawned enclosed garden with mature shrubs and plants to the borders. To the rear of the property there is a lawned garden with various patio areas ideal for entertaining. There is a garden shed, a vegetable

garden, parking area and double gates which give private access to the gated rear service road and a concrete garage ideal for sheltered storage.



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## The Grove, Wheatley Hills Doncaster

- GUIDE PRICE £275,000-£285,000
- FOUR BEDROOM MID-TERRACED HOME
- IDEAL FOR GROWING OR EXTENDED FAMILIES
- LOUNGE AND CONSERVATORY
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£275,000-£285,000**



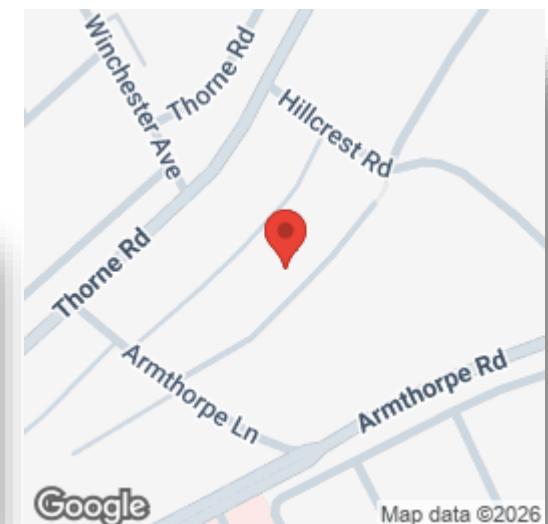
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Property Ref:  
DCR124647 - 0006

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Please note the marker reflects the postcode not the actual property

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