



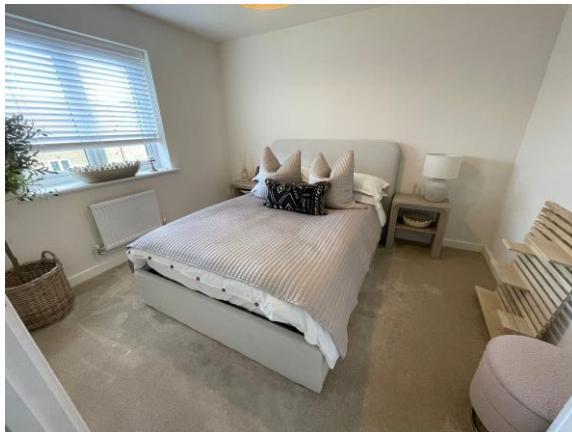
Dove Lane, Woodlands Doncaster

william
h brown

welcome to

Dove Lane, Woodlands Doncaster

This sensational four bedroom detached property is ideal for a growing family and is presented in immaculate condition. Situated close to a range of local amenities schools and transport links.



Entrance

With central heating radiator, stairs rising to the first floor landing and access to the snug and cloak room.

Cloak Room

With a central heating radiator, a low flush WC and a hand wash basin.

Lounge

15' 7" x 9' 9" (4.75m x 2.97m)

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

Snug

11' 8" x 8' 7" (3.56m x 2.62m)

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

Dining Kitchen

22' x 11' 2" (6.71m x 3.40m)

Fitted with a front facing double glazed window and double glazed french doors to the rear, there is a range of wall and base units with a electric oven with induction hob and cooker hood above, integrated washing machine, dishwasher and fridge freezer. There is a breakfast bar, a storage cupboard, a central heating radiator and area for a dining table and chairs.

First Floor Landing

With a storage cupboard and access to the loft.

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

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

En-Suite

Fitted with a front facing double glazed window, a heated towel rail, a low flush WC, a wash has basin and a shower cubical with shower.

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

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

Bedroom Three

10' 2" x 10' 11" (3.10m x 3.33m)

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

Bedroom Four

10' 11" x 9' 2" (3.33m x 2.79m)

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

Family Bathroom

Fitted with a rear facing double glazed window, a central heating radiator, a low flush WC, a wash has basin and a bath with a shower over.

Outside

Outside to the front there is a path leading to the front door and to the side is a ample drive with space for two cars. The rear has a large lawn and patio area ideal for outdoor entertainment.



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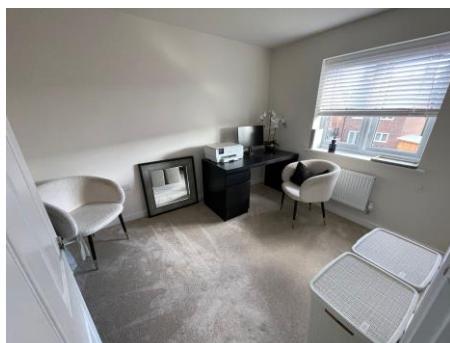
Dove Lane, Woodlands Doncaster

- FOUR BEDROOMS
- DETACHED
- OFF ROAD PARKING
- DINING KITCHEN
- EN-SUITE TO MASTER

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£285,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DCR125241 - 0003

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