

**Hill Top Crescent, Wheatley Hills Doncaster** 

# welcome to

# **Hill Top Crescent, Wheatley Hills Doncaster**

GUIDE PRICE £210,000-£220,000. This impressive elevated three bedroom semi-detached family home situated on a cul-de-sac location benefits from a generous rear garden, two reception rooms and a contemporary bathroom.













#### **Entrance Hall**

With steps up to a front facing exterior door, stairs which rise to the first floor landing, an understairs storage cupboard, laminate flooring and a column style central heating radiator.

#### Kitchen

15' 2" x 6' 9" ( 4.62m x 2.06m )

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with complimentary slate effect splashback and stainless steel cooker hood above, an electric oven and grill, a built-in wine cooler, plumbing for a washing machine and under counter space for a fridge or freezer. There is a breakfast bar, spotlights to the ceiling, rear and side facing double glazed windows and a side facing door with steps down to the driveway.

## Lounge

14' 1" into bay x 11' 7" ( 4.29m into bay x 3.53m ) With a front facing double glazed bay window, coving to the ceiling, laminate flooring and a central heating radiator. An open arch provides access to the dining room.

## **Dining Room**

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max ) With rear facing patio doors giving access to the rear garden, an electric feature fireplace, laminate flooring and a central heating radiator. A versatile room which could cater as a play room, family room or dining room.

## **First Floor Landing**

With a side facing double glazed window and a loft hatch.

### **Bedroom One**

12' 7" x 11' 6" ( 3.84m x 3.51m )

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

### **Bedroom Two**

11' 8" x 11' 11" ( 3.56m x 3.63m ) With a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

9' 4" x 6' (2.84m x 1.83m) With a front facing double glazed window and a central heating radiator.

### **Bathroom**

A modern and contemporary bathroom suite which is fitted with a low flush WC, a wash hand basin and a panelled bath with shower attachment. There is wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

#### Outside

To the front of the property there is a low maintenance front garden with shrubs to the borders. A gated driveway provides access to the driveway which in-turn leads to the garage. To the rear of the property there is a lawned garden with a raised patio and fencing to the perimeter.

## Garage

18' x 8' (5.49m x 2.44m)

With double doors and an additional side door to the garden.





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## **Doncaster**

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT
- CUL-DE-SAC LOCATION
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

guide price

# £210,000-£220,000







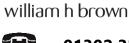


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