



# 12 Wroot Road

Finningley, Doncaster, DN9 3DN

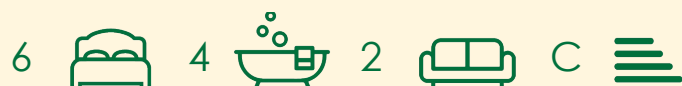
Asking Price £600,000

A truly delightful family home, tastefully decorated and offering vast accommodation over 3 floors. Lying within the sought after village of Finningley which boasts reputable schools and amenities nearby as well as access to motorway connections. The accommodation comprises: WC, study, stunning formal lounge with ample seating space, spacious kitchen/breakfast room with utility and inviting day room/dining area leading off, additional conservatory. To the first floor there are 4 generous bedrooms, master with ensuite and two bedrooms facilitated by a jack and jill as well as further family bathroom. To the second floor there are two bedrooms, one with ensuite shower room. Outside the property has parking for two cars with double garage (currently used as home office) side gates leads to rear garden laid to lawn with shrubs to the boundaries offering privacy.

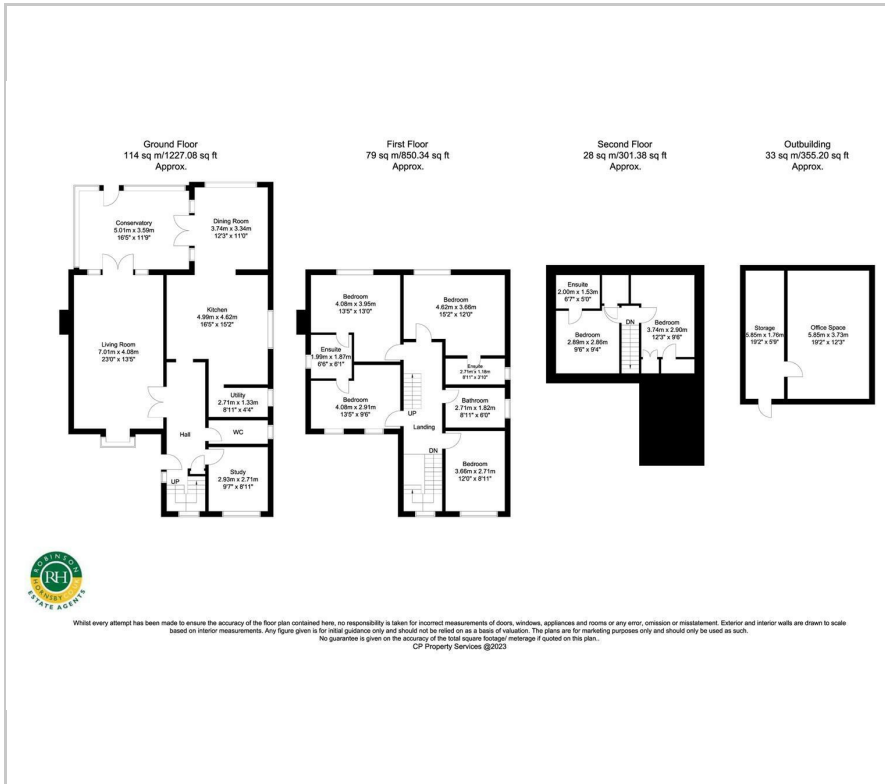
- Stunning 6 bedroom family home
- Arranged over 3 floors with deceptive accommodation
- Generous formal lounge and conservatory
- Study and separate WC
- Day room leading from the kitchen
- 2 ensuite bedrooms
- Jack and Jill shower room and family bathroom to first floor
- Reputable schools within the village
- Easy access to motorway networks
- Freehold, Council tax band G

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



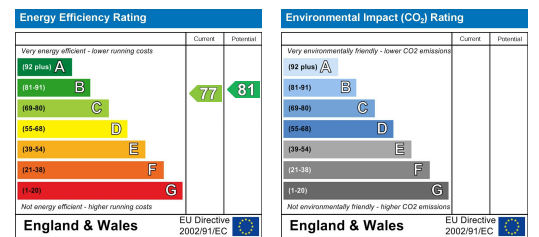
# Floor Plan



# Area Map



# Energy Efficiency Graph



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