

# HUNTERS<sup>®</sup>

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## Wroot Road

Finningley, DN9 3DR

Offers In The Region Of £265,000



Council Tax: A



# 47 Wroot Road

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## DESCRIPTION

Briefly the property comprises Lounge, Kitchen Diner, Utility and downstairs Cloakroom to the ground floor with three Bedrooms and Bathroom to the first floor, whilst outside is a garden to the rear with Garage and Games room and a block paved drive to the front allowing off street parking for several vehicles. The property also benefits from gas central heating, triple glazing, Hive system, electric vehicle charger and air conditioning units in two rooms.

Finninglye lies on the A614 between Bawtry and Thorne and is six miles southeast of Doncaster. The village has amenities including Doctors Surgery, Post Office, Shops, Church, Primary School and Public House and is well located for access to the motorway network and the east coast mainline via the city of Doncaster.

## ENTRANCE HALL

6'11" x 12'11" (2.13 x 3.95)

Providing access to the Lounge and Kitchen Diner, stairs rising to the first floor accommodation, two cupboards, spotlights to ceiling, smoke alarm, window to the side elevation and radiator.

## LOUNGE

12'8" x 14'4" (3.88 x 4.37)

Feature fireplace with wood surround housing gas flame effect fire, t.v. and telephone points, wall mounted air conditioning unit and Hive system panel, wall lights, smoke alarm, bay window to the front elevation and radiator.

## KITCHEN DINER

20'0" x 21'5" (6.11 x 6.54)

Fitted kitchen comprising wall and base units with

complementary worksurface, wine rack, built in Neff cooker with grill, four ring Bosch induction hob with extractor over, space for fridge freezer and dishwasher, stainless steel sink, Worcester boiler in wall cupboard, window to the side elevation, space into Dining Area with double doors to the rear elevation, two velux windows to the rear and radiator.

Door leading into:

## UTILITY

7'0" x 7'1" (2.15 x 2.17)

Loft access, side white uPVC entrance door, base units with complementary work surface, space and plumbing under for automatic washing machine and dryer, space for fridge freezer, tiled flooring, spotlights to ceiling, window to the side elevation and door into:

## CLOAKROOM

7'0" x 3'10" (2.14 x 1.18)

Tiled throughout, suite comprising low level flush w.c. in unit with cupboard above, wall mounted wash hand basin in vanity unit, towel holder, vertical radiator, spotlights to ceiling and window to the rear elevation.

## FIRST FLOOR LANDING

6'11" x 6'8" (2.11 x 2.05)

Giving access to Bedrooms and Bathroom, loft access and window to the side elevation.

## BEDROOM ONE

10'10" x 11'10" (3.31 x 3.61)

Built in wardrobe, air conditioning unit, t.v. point, double window to the front elevation and radiator.

## BEDROOM TWO

11'10" x 8'9" (3.61 x 2.69)

Built in wardrobe, telephone point, window to the rear elevation and radiator.

## BEDROOM THREE

6'11" x 9'1" (2.13 x 2.79)

Spotlights to ceiling, window to the front elevation and radiator.

## BATHROOM

6'10" 5'9" (2.09 1.77)

Tiled throughout with matching white suite comprising panel bath with overhead shower, recess soap holder, low level flush w.c., wash hand basin with mixer tap in unit with cupboard under, mirror over and further vanity unit over, towel holder, vertical radiator, spotlights to ceiling and window to the rear elevation.

## EXTERNALLY

The front gated drive is laid mainly to block paving allowing off street parking for several vehicles with an EV charger and corner shale bed. The rear garden is accessed via gates to the side and double doors from the dining area and is laid to lawn with

paving and decking area, security light, garage, games room with storage area to the rear, outside tap.

## GARAGE

10'0" x 17'4" (3.06 x 5.30)

Concrete sectional construction with electric door, power and lighting and side personal door.

## GAMES ROOM

12'9" x 17'1" (3.91 x 5.21)

Built in cupboards, shelves, power and lighting, t.v. connection, window to the side elevation.

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD



## Road Map



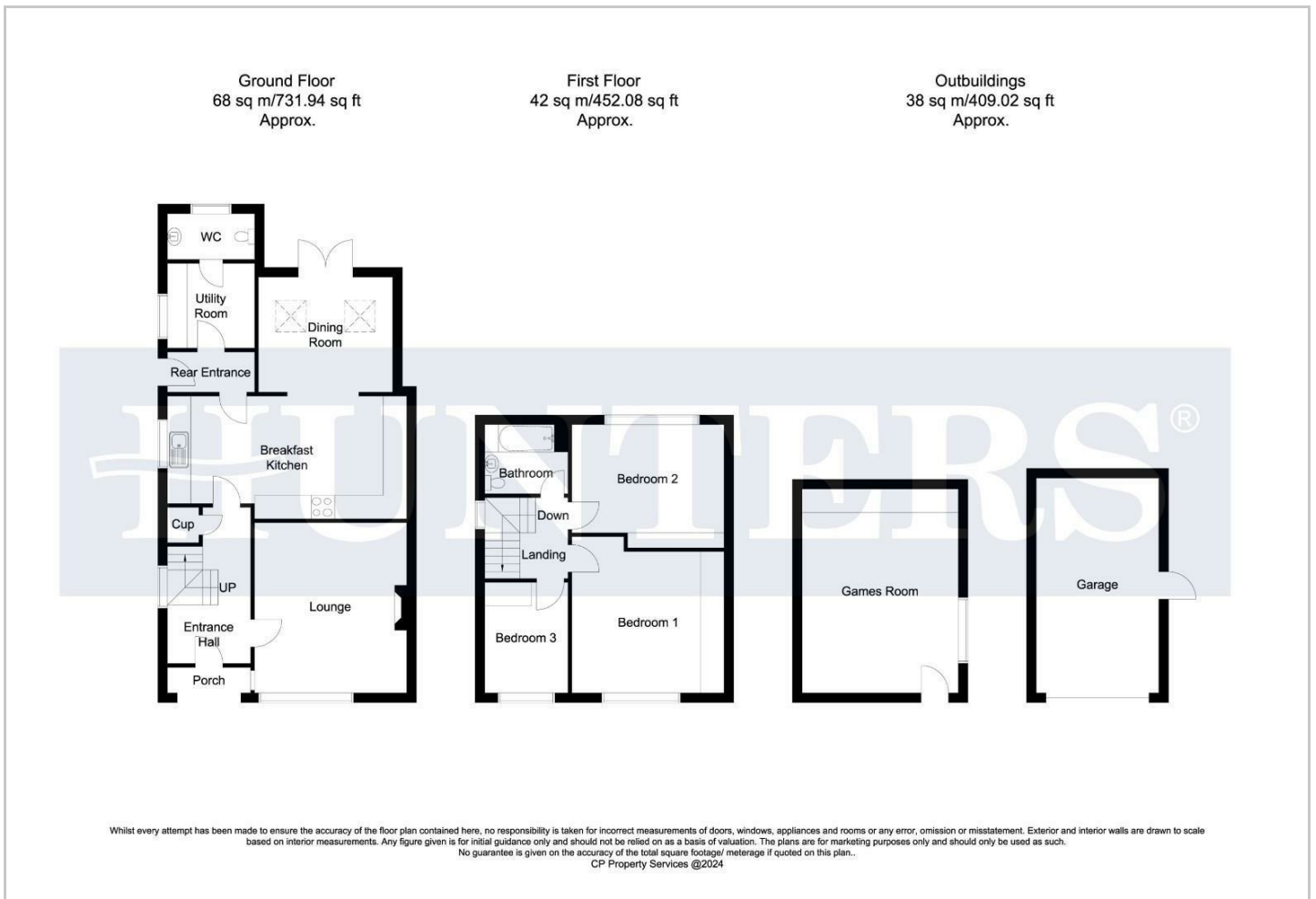
## Hybrid Map



## Terrain Map



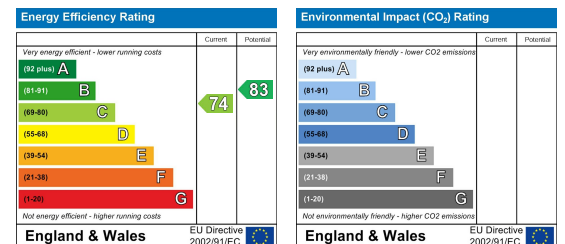
## Floor Plan



## Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.