



70 Whitton Close, Doncaster, DN4 7RD

Asking Price £325,000

We are pleased to present to the market this superb five bedroom detached family home situated in the much sought after area of Bessacarr. The generously proportioned property briefly comprises hallway, WC, lounge, second reception room/dining room, kitchen diner and utility room to the ground floor. To the front of the property is a driveway leading to the integral garage providing off road parking. To the rear of the property is a generously proportioned and private garden area laid mainly to lawn with patio areas.

Entrance

Cloakroom

W.C. wash hand basin and radiator.

Lounge 12'4" x 16'4" (3.78 x 5.00)

The lounge provides a comfortable and inviting area to unwind and entertain guests, with double glazed picture window to the front elevation.

Dining Room 15'9" x 10'5" (4.82 x 3.18)

A very spacious room with floods of natural light from the large French doors which provides access to rear garden and open walkway through to kitchen.

Breakfast Kitchen 14'3" x 14'10" (4.35 x 4.53)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a sink and drawer unit with mixer tap, fitted with a range of stylish wall and base units.

Utility Room 10'11" x 8'9" (3.33m x 2.67m)

A versatile wash room with complimentary fitted base and wall cupboards and worktops with power points, plumbing for washer

Landing

With access to the first floor accommodation and the fully boarded loft space

Main Bedroom 10'10" x 12'6" (3.32 x 3.82)

Front double bedroom with uPVC double glazed window and door to small balcony area, radiator

Ensuite

Shower room with tiling to floor and walls and shower cubicle, wash hand basin, W.C. extractor fan.

Bedroom Two 12'0" x 10'5" (3.66 x 3.20)

Double glazed window to the front and inter linking door to jack and jill;

Bedroom Three 11'2" x 10'0" (3.41 x 3.07)

Double glazed window to the rear and inter linking door to jack and jill;

Jack and Jill Bathroom

walk in shower cubicle, corner wash hand basin with tiled splashback and WC

Bedroom Four 10'11" x 7'8" (3.34 x 2.35)

Rear bedroom, uPVC double glazing, radiator.

Bedroom Five 7'10" x 9'4" (2.40 x 2.87)

Front single bedroom / study with uPVC double glazing, radiator.

Family Bathroom 7'1" x 7'1" (2.18 x 2.17)

With a four piece suite comprising bath, walk in shower, hand wash basin and low flush WC. With central heating radiator and opaque double glazed window

Outside

To the front of the property there is a gravelled driveway and a garage, providing secure parking and extra storage, access to the rear where there is a lawned garden with mature tree and fencing to the boundaries.

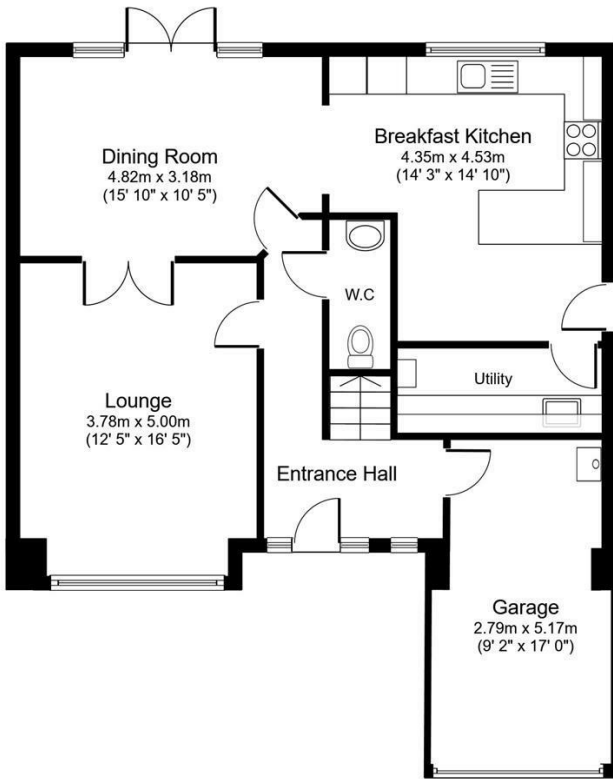
Material Information

Doncaster Council

Tax Band D

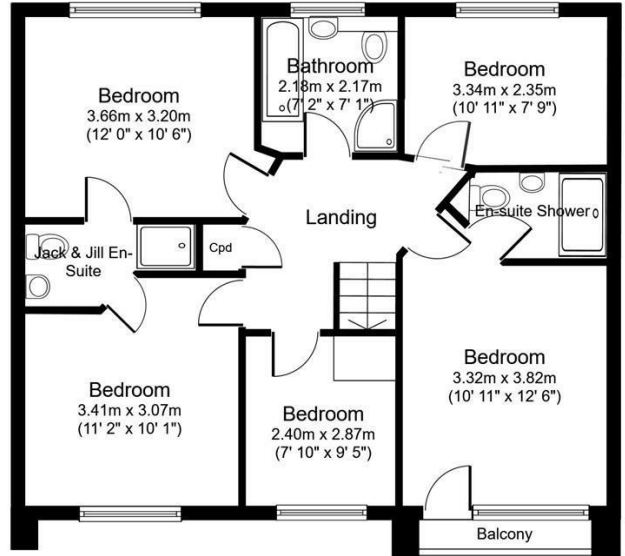
Freehold

Floor Plan



Ground Floor

Floor area 68.6 sq.m. (738 sq.ft.) approx (Excluding Garage)



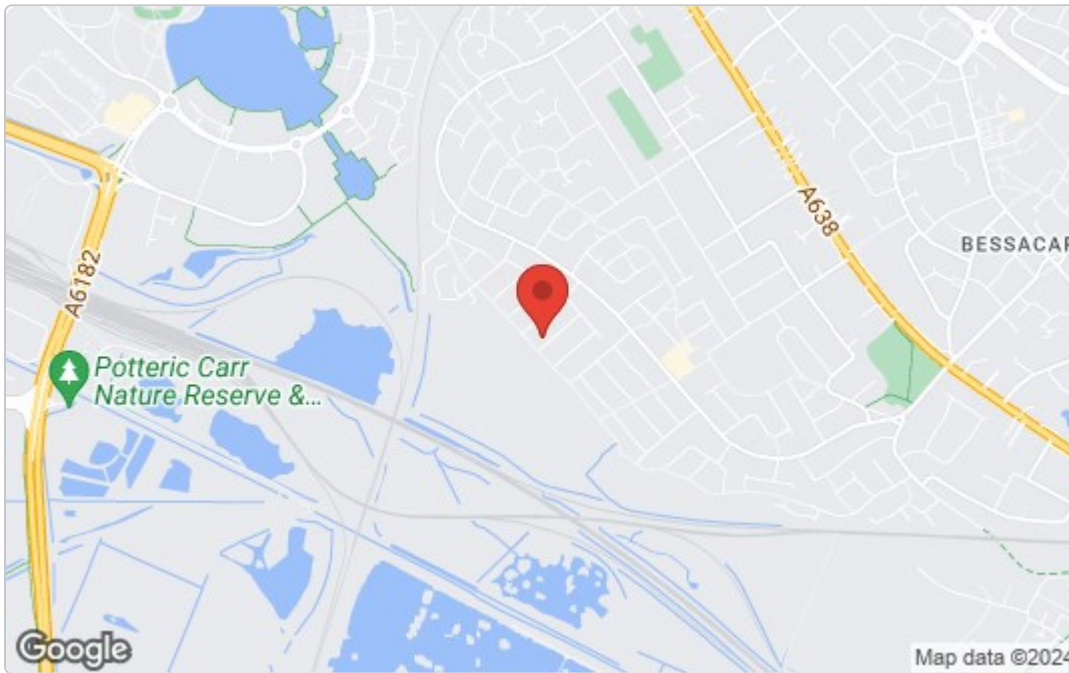
First Floor

Floor area 72.2 sq.m. (777 sq.ft.) approx

70 whitton close NOT TO SCALE For layout guidance only

Area Map

Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham, Barnsley, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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