



66 Doncaster Road, Westwoodside

£415,000 Freehold

A SUBSTANTIAL & UNIQUE DETACHED FAMILY HOME • TRIPLE GARAGE • HIGHLY SOUGHT AFTER VILLAGE LOCATION • 3 RECEPTION ROOMS • 4 BEDROOMS WITH A MASSIVE GARDEN • AMPLIFIED PARKING • PRIVATE ENCLOSED REAR GARDEN • VIEWS



paul fox
the family estate agents

Spacious extended detached home with 4 double bedrooms, 3 baths, 3 reception rooms, triple garage, large driveway, private lawned garden, double glazing, and gas central heating.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A SUBSTANTIAL & UNIQUE DETACHED FAMILY HOME
- TRIPLE GARAGE
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- 3 RECEPTION ROOMS
- 4 BEDROOMS WITH A MASTER EN-SUITE
- LARGE DRIVEWAY ALLOWING AMPLE PARKING
- PRIVATE ENCLOSED REAR GARDEN
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Spacious Front Lounge

24' 5" x 11' 11" (7.45m x 3.63m)

Twin front hardwood double glazed and leaded box windows, handsome stone fireplace with central life flame gas fire with crazy paved hearth and matching TV plinth and mahogany display cabinet above, wall to ceiling coving and door leads though to;

Central Dining Room

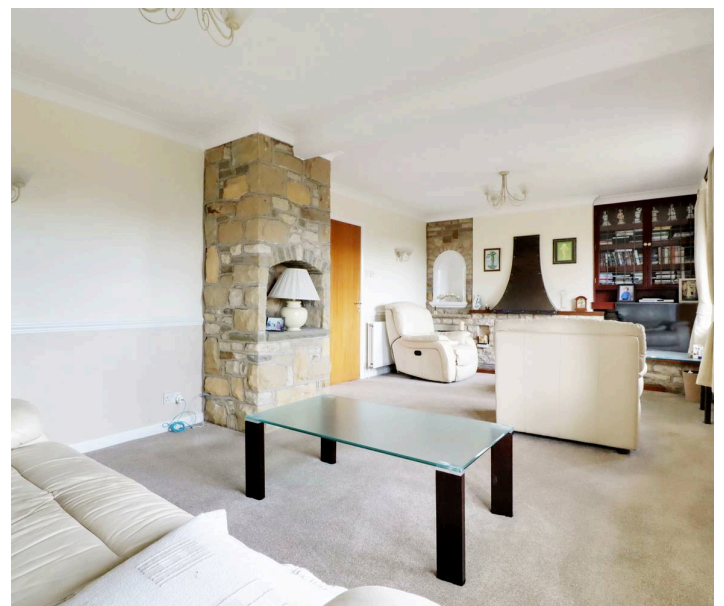
13' 10" x 13' 0" (4.22m x 3.95m)

With a side hardwood double glazed window, built-in boiler cupboard, open thread staircase leads to the main house first floor, wall mounted thermostat and internal French glazed doors leads to;

Dining Kitchen

11' 10" x 13' 11" (3.60m x 4.25m)

Side hardwood double glazed window, matching internal window and door leading through to the rear sitting room. The kitchen enjoys a range of dark oak panelled furniture with a patterned worktop with tiled splash backs that incorporates a one and a half ceramic sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with eye level double oven and space and plumbing for appliances.





Sitting Room

13' 1" x 15' 9" (3.98m x 4.80m)

With surrounding hardwood double glazed windows, side and rear doors leading to the driveway and the garden, tiled flooring, wall to ceiling coving, inset ceiling spotlights and a second staircase leading to the master bedroom.

Study

3' 10" x 9' 8" (1.17m x 2.95m)

Internal arched top window looking through to the dining room and fitted desk and shelving.

Ground Floor Master Bedroom 1

9' 10" x 19' 2" (3.00m x 5.85m)

With rear hardwood glazed window, built-in wardrobes and doors to;

En-Suite Shower Room

3' 5" x 8' 8" (1.05m x 2.63m)

Side hardwood double glazed window with patterned glazing, three piece suite comprising a low flush WC, pedestal wash hand basin, shower cubicle with electric shower and part tiling to walls.





Family Bathroom

6' 7" x 9' 10" (2.00m x 3.00m)

Side hardwood double glazed window with patterned glazing, four piece modern suite in white comprising a low flush WC, pedestal wash hand basin, double panelled bath and a double shower cubicle with mains shower and glazed screen, tiled flooring, fully tiled walls and fitted chrome towel rail.

Rear Double Bedroom 2

15' 9" x 13' 0" (4.80m x 3.97m)

Rear hardwood double glazed window, dado railing, wall to ceiling coving and doors to;

En-Suite Cloakroom

Has a two piece suite comprising a low flush WC and wall mounted wash hand basin.

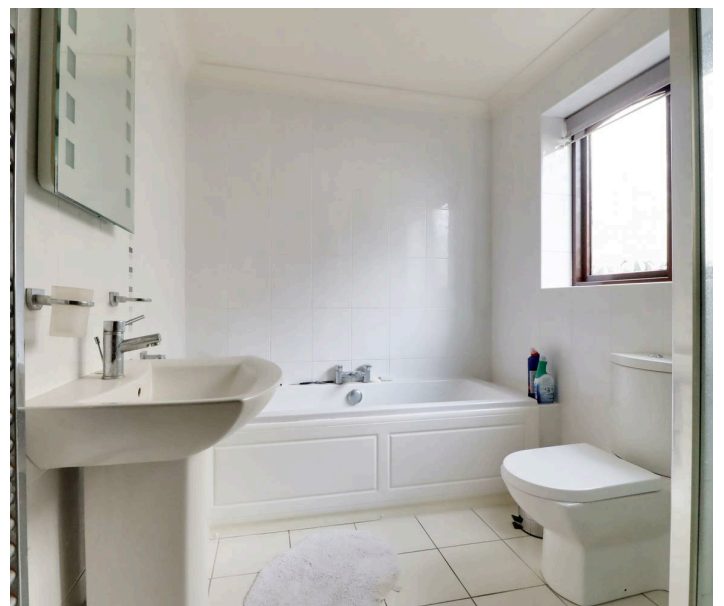
Main Landing

Front hardwood double glazed and leaded window enjoying excellent open views and doors to;

Front Double Bedroom 3

11' 6" x 10' 1" (3.50m x 3.08m)

Front hardwood double glazed and leaded window, laminate flooring, fitted wardrobes and part pine clad to ceiling.





Front Double Bedroom 4

9' 8" x 11' 7" (2.94m x 3.52m)

Front hardwood double glazed and leaded window and fitted furniture.

Grounds

To the front the property has a manageable lawned garden with surrounding walled boundaries with a broad deep adjoining tarmac driveway that allows ample parking for a number of vehicles and allows direct access to the garaging. The rear garden is of an excellent size having initial flagged seating area with the main garden itself being principally lawned with a number of mature trees and shrub borders.

Double Garage

20' 4" x 22' 6" (6.19m x 6.85m)

With roller front door, side and rear window door, internal power and lighting, water supply and pitched roof providing storage.

Single Garage

8' 2" x 22' 2" (2.50m x 6.75m)

With up and over front door, pitched roof providing storage and internal power and lighting.

Double Glazing

Hardwood double glazed windows and doors.

Central Heating

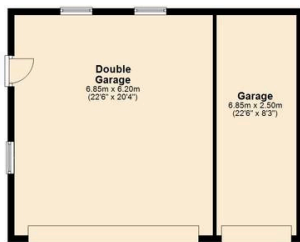
Gas fired central heating system to radiators.





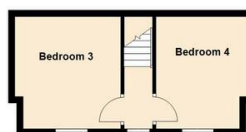
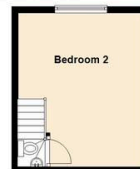
Ground Floor

Approx. 174.1 sq. metres (1873.8 sq. feet)



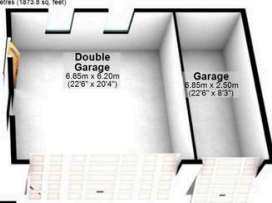
First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



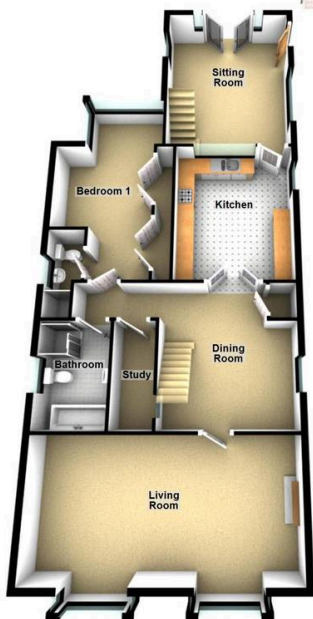
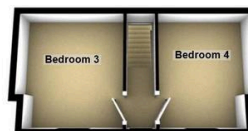
Ground Floor

Approx. 174.1 sq. metres (1873.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



Total area: approx. 217.9 sq. metres (2345.8 sq. feet)

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