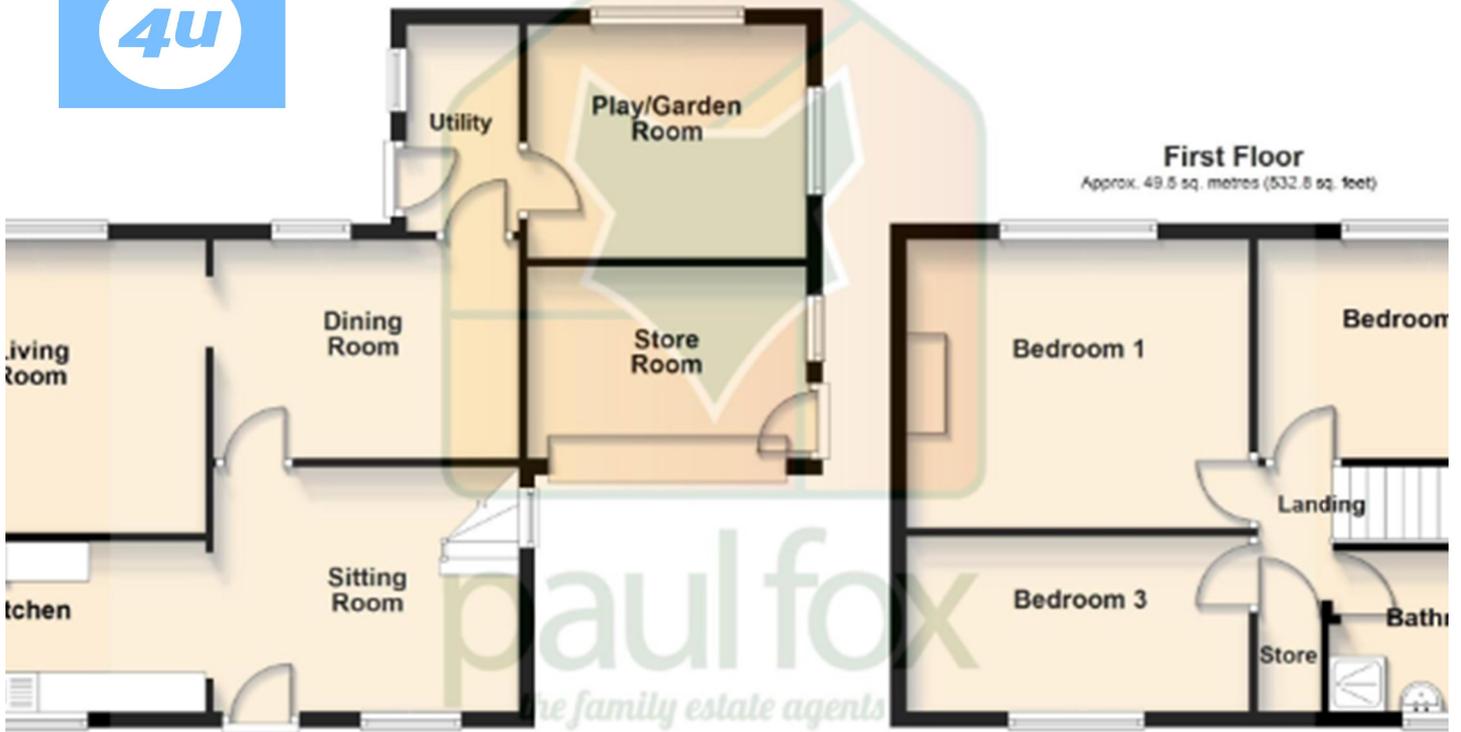


SmartSale



Ground Floor
Approx. 787.7 sq. metres (787.7 sq. feet)



Westgate Road

Belton, Doncaster DN9 1PY

- Modern fitted kitchen with integrated appliances
- Three bedroom traditional detached home
- Spacious and versatile accommodation
- Multiple reception rooms including separate dining room
- Garage store and covered car port with automatic door
- Two bathrooms – one family bathroom with bath and separate shower room
- Large, private south-facing rear garden with patio area

£274,995 Freehold





Location

Full Description

Offering excellent access to a wide range of local amenities, reputable schools and convenient road networks, this well-proportioned and highly versatile property is perfectly suited to families or couples seeking generous living space in a desirable village setting.

The accommodation is both spacious and flexible in layout. An inviting entrance leads into a charming front sitting room, creating a welcoming first impression. To the rear, a contemporary fitted kitchen is thoughtfully designed with a range of integrated appliances and ample storage, flowing seamlessly into the main living room. This impressive space benefits from an opening into a separate dining room, ideal for entertaining or family meals. A rear entrance lobby/utility area adds further practicality, while an additional reception room provides excellent flexibility, whether utilised as a home office, playroom or snug.

To the first floor, a central landing with built-in storage cupboard gives access to three well-sized bedrooms. The principal and second bedrooms offer comfortable double proportions, while the third bedroom is ideal as a child's room, guest space or study. The property is served by two bathrooms, including a modern family bathroom fitted with a bath and a separate shower room, providing convenience for busy households.

Externally, the home truly excels with a lovely, generous south-facing rear garden, offering an exceptional degree of privacy. The garden is predominantly laid to lawn, complemented by a flagged patio area perfect for outdoor dining and entertaining, along with access to a useful garage store. To the front, a low-maintenance dwarf-walled pathway enhances kerb appeal, alongside a hard-standing driveway leading to an overhead car port with automatic door.

Property has CCTV

Further benefits include full uPVC double glazing and gas fired central heating.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there



will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY

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Local Authority
Council Tax Band
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.