



40 Westminster Drive, Dunsville, Doncaster, DN7 4QD  
£239,995



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this extended and re modelled detached house located on a corner plot with access to amenities and transport links.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom and WC. Items of note include fitted wardrobes to bedroom 1, alarm plus leased solar panels\* giving reduced cost electricity bills. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, further reception room, conservatory and dining kitchen. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property is located on a corner plot with parking for a number of cars. There are lawns, patio, shed and external tap.

Tenure - Freehold

Council Tax - Band C

Solar Panels\* - The property benefits from leased solar panels attached to the roof. These panels provide discounted electricity for the property but all feed in tariffs are for the benefit of the leasing company.

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With vinyl flooring.

#### Lounge 15'8"(max) x 10'7"(max) (4.78m(max) x 3.24m(max))

With carpets and curtains.

#### Further Reception Room 16'5" x 8'2" (5.01m x 2.49m)

With recessed spot lights, vinyl flooring and blind.

#### Dining Kitchen 19'5"(max) x 10'9"(max) (5.92m(max) x 3.30m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands and tiling. With oven, induction hob, hood, dishwasher and American fridge freezer. With recessed spot lights and laminate flooring.

#### Conservatory 8'4" x 6'10" (2.55m x 2.10m)

With laminate flooring and blind.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to store.

#### Bedroom 1 14'4"(max) x 8'5"(max) (4.37m(max) x 2.58m(max))

With fitted wardrobes, carpets and curtains.

#### En Suite 7'4" x 4'11" (2.26m x 1.52m)

Having contemporary white sanitary ware with tiling, ladder radiator and recessed spot lights.

#### Bedroom 2 10'5" x 8'9" (3.19m x 2.67m)

With carpets and blinds.

#### Bedroom 3 8'9" x 8'9" (2.69m x 2.68m)

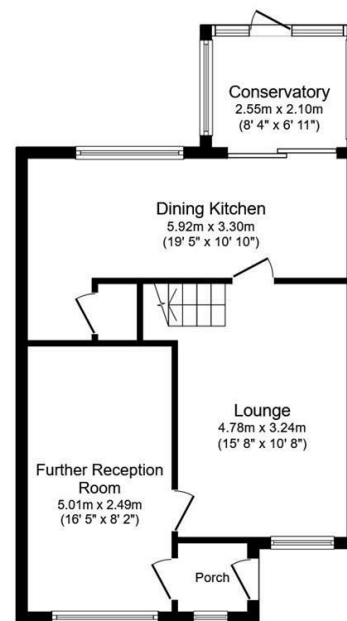
With carpets and blinds.

#### Bathroom 7'4" x 5'7" (2.25m x 1.71m)

Having contemporary white sanitary ware with vanity basin, ladder radiator and tiling.

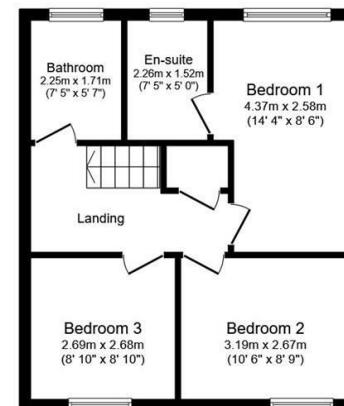
### EXTERNAL

The property is located on a corner plot with parking for a number of cars. There are lawns, patio, shed and external tap.



Ground Floor

Floor area 54.6 sq.m. (588 sq.ft.)



First Floor

Floor area 42.9 sq.m. (462 sq.ft.)

Total floor area: 97.5 sq.m. (1,049 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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