



Wilberforce Road, Clay Lane Doncaster

welcome to

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This three bedroom semi-detached family home is available with no chain, offering well-presented and flexible accommodation throughout. Featuring an open plan lounge and dining room, a modern kitchen and a spacious conservatory. The property provides ideal living space for a growing family.



Entrance Hall

Featuring a spacious layout with stairs leading to the first floor, coving to the ceiling and a central heating radiator.

Lounge

A comfortable reception room featuring a front facing double glazed window, laminate flooring, a central heating radiator, coving to the ceiling and feature decorative fireplace. The lounge is open to the dining room.

Dining Room

Open plan to the lounge with rear facing French doors leading through to the conservatory, laminate flooring, coving to the ceiling and a central heating radiator.

Kitchen

A well-presented modern kitchen featuring fitted high gloss wall and base units with elegant work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric oven and hob with extractor fan above and plumbing for a washing machine. There is complementary splashback tiling, spotlights to the ceiling, a wall mounted boiler, a rear facing double glazed window through to the conservatory and a side facing door.

Conservatory

A spacious addition overlooking the rear garden with rear facing French doors, tiled flooring, rear and side facing upvc double glazed windows.

Side Lobby / Utility Area

Located internally with side door access, featuring two useful storerooms, a low flush WC and additional storage space. There are front and rear facing doors leading to the front and rear garden.

First Floor Landing

Featuring a side facing frosted double glazed window, built-in over stairs storage and a central heating radiator.

Bedroom One

A generous principal bedroom with a front facing double glazed window, a central heating radiator, loft hatch, coving to the ceiling and mirrored fitted wardrobes offering ample storage.

Bedroom Two

A well-proportioned double bedroom featuring a rear facing double glazed window and a central heating radiator.

Bedroom Three

A comfortable single bedroom or home office with a front facing double glazed window and a central heating radiator.

Bathroom

Comprising of a luxury suite featuring a panelled bath with shower attachment over and screen, a wash hand basin on a vanity unit with mixer tap and a low level WC. There are two side facing obscure double glazed windows, tiling to the walls and floor and downlights to the ceiling.

Outside

To the front of the property there is an enclosed garden whilst to the rear there is a generous rear garden with fencing to the perimeter and access to the garage.

Garage

Positioned within the rear garden with a side facing single glazed window, a front facing double glazed window with rear facing up and over door.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Wilberforce Road, Clay Lane Doncaster

- SPACIOUS ENTRANCE HALLWAY
- OPEN PLAN LOUNGE DINING ROOM
- MODERN FITTED KITCHEN
- BRIGHT AND AIRY REAR CONSERVATORY
- GROUND FLOOR SIDE LOBBY WITH TWO STOREROOMS AND WC

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127306 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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