



**Wright Drive, Bircotes Doncaster DN11 8GB**



**welcome to**

**Wright Drive, Bircotes Doncaster**

Impressive DETACHED family home, with FOUR GOOD SIZED bedrooms, Ample OFF ROAD PARKING and GARAGE. Overlooking BEAUTIFUL GREENSPACES. Viewing is highly recommended!



## Ground Floor Accommodation

### Entrance Hall

Welcoming entrance hall having a side facing double glazed window, central heating radiator and housing the stairs to the first floor landing.

### Cloakroom

Fitted with a wc and wash hand basin. Side facing double glazed window and central heating radiator.

### Lounge

Well presented main reception room having side and front facing double glazed windows and a central heating radiator.

### Kitchen

Spacious modern kitchen, well equipped with a good range of wall and base units, complimentary worktops, a stainless steel sink and drainer and an integrated oven and gas hob. Boasting french doors and a central heating radiator, space for a fridge / freezer and dishwasher.

### Utility Room

Situated just off the kitchen and having worktops, wall mounted boiler and space for a washing machine and tumble dryer.

## First Floor Accommodation

### Landing

Having a central heating radiator and loft access.

### Bedroom One

Double bedroom, having a front facing double glazed window and a central heating radiator.

### En Suite

En-suite to the main bedroom, fitted with a shower cubicle, wc and wash hand basin. Side facing double glazed window with obscured view, tiled splashbacks and a chrome heated towel rail.

### Bedroom Two

Double bedroom featuring a rear facing double glazed window and a central heating radiator.

### Bedroom Three

Single bedroom having a front facing double glazed window and a central heating radiator.

### Bedroom Four

Single bedroom having a rear facing double glazed window and a central heating radiator.

### Bathroom

Fitted with a bath with over head shower, wc and wash hand basin. Side facing double glazed window with obscured view and an extractor fan. Having tiled splash backs and a chrome heated towel rail.

## External

Open plan to the front elevation, lawned area with a driveway to the side elevation leading to the garage. The rear garden is mainly laid to lawn, enclosed by timber fencing and benefitting from a paved seating area. Water supply and side access gate.

## Garage

Single garage with power and light connected.

## Agents Notes

A management charge is payable currently at £91.62 plus VAT per annum.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.



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## Wright Drive, Bircotes Doncaster

- Immaculate Detached Home
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Garage
- Great Position, Overlooking Greenspace

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY108122 - 0002

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