



**School Lane, Wheatley Doncaster**

**welcome to**

**School Lane, Wheatley Doncaster**

GUIDE PRICE £475,000-£495,000. This exceptional six bedroom executive home occupies a prime position backing directly onto the golf course, offering uninterrupted, private and picturesque views. With a stunning landscaped garden and a luxurious converted double garage.



### **Entrance Hall**

With a front facing composite door, a floor to ceiling double glazed window, a central heating radiator, stairs which rise to the first floor landing, a central heating radiator, spotlights, tiled flooring and an understairs bar with Quartz work surface.

### **Dining Room**

With a front facing double glazed bay window, feature TV media wall, feature wall mounted fireplace, tiled flooring and a central heating radiator.

### **Kitchen Living Family Room**

#### **Kitchen Area**

Fitted with an extensive range of wall and base units with coordinating Quartz work surfaces housing the inset sink with boiling hot water tap. The kitchen has two integrated ovens with combination microwave and an induction hob with inset extractor. The kitchen has a focal breakfast bar, spotlights to the ceiling and wall to floor tiling. With rear facing French doors leading out to the rear garden and open plan access towards the family room.

#### **Family / Living Area**

With rear facing bifolding doors to the rear garden and a feature TV media wall. There is access through to the utility room, ground floor WC and sixth bedroom/additional living space.

#### **Utility Room**

With continued Quartz work surfaces beneath which is plumbing for a washing machine. There is tiling, a central heating radiator, access to the ground floor WC and bedroom six/additional living space.

#### **Ground Floor W.C.**

Fitted with a low flush WC and a wash hand basin. There is wall to floor tiling, downlights to the ceiling and a side facing obscure double glazed window.

### **Bedroom Six /Additional Living**

A superb and versatile space conveniently converted from being the double integral garage. Ideal as a guest suite, sixth bedroom, cinema room, gym or family room. Beautifully finished and offering excellent privacy from the main living areas with front facing double glazed windows, two central heating radiators, fitted wardrobes and spotlights to the ceiling. There is access through to an en-suite and useful storage and boiler room.

### **Ground Floor Shower Room**

A modern shower room positioned off the additional living space. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is wall to floor tiling, tiled flooring, a heated towel rail, downlights to the ceiling and an extractor fan.

### **First Floor Landing**

With a useful storage cupboard, a central heating radiator, spotlights to the ceiling and access to the loft which is fully boarded.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and feature panelling. There is access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in shower cubicle with shower. There is tiled flooring, shaver point and a chrome heated towel rail.

### **Bedroom Two**

With two front facing double glazed windows, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is a heated towel rail, wall to floor tiling and a side facing obscure double glazed window.

### **Bedroom Three**

With a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

With rear facing double glazed window, a central heating radiator and feature panelling.

### **Bedroom Five**

With a rear facing double glazed window, a central heating radiator and feature panelling.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath. There is wall to floor tiling and a heated towel rail.

### **Outside**

To the front of the property there is a generous driveway providing ample off road parking. To the rear of the property there is a beautiful low maintenance landscaped garden providing the perfect place for outdoor dining and entertaining with office/garden room, pergola and barbecue area.

### **Additional Information**

The current vendor has made us aware that there is a management fee of £106 paid 6 monthly for the upkeep of the development, contact the branch for further details.



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## School Lane, Wheatley Doncaster

- GUIDE PRICE £475,000-£495,000
- SIX DOUBLE BEDROOMS THREE WITH EN-SUITES
- FABULOUSLY PRESENTED OPEN PLAN KITCHEN DINING FAMILY ROOM WITH MEDIA WALL
- UTILITY ROOM AND GROUND FLOOR WC
- CONVERTED DOUBLE GARAGE TO PROVIDE ADDITIONAL LIVING SPACE/SIXTH BEDROOM

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

guide price

**£475,000-£495,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121095 - 0003

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