



Wroot Road, Finningley Doncaster

welcome to

Wroot Road, Finningley Doncaster

Situated in the heart of Finningley village is this three bedroom semi-detached family home, benefiting from off road parking, a generous rear garden, a spacious lounge and is offered to the market with no onward chain. Ideal for a growing or extended family!



Entrance

With a front facing exterior door, a useful storage cupboard, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, coving to the ceiling and a central heating radiator.

Dining Kitchen

Fitted with a range of contemporary wall and base units with coordinating worktops which incorporates the sink and drainer. There is an electric hob with cooker hood above, an electric oven and grill, complimentary splashback tiling and space for a fridge freezer. There is a side facing double glazed window, a central heating radiator area for a dining table and chairs and rear facing French doors which lead onto the rear garden.

Utility Room

With a side facing double glazed window, a wall mounter boiler and under-counter space for a washing machine and dryer. There is a central heating radiator and tiled flooring which continues through to the lobby.

Lobby

With a door to the rear garden.

Ground Floor Shower Room

Fitted with a walk-in shower and wall to floor tiling.

Ground Floor W.C

Fitted with a low flush W.C, a central heating radiator and a side facing obscured double glazed window.

First Floor Landing

With a side facing double glazed window and access to all bedrooms and family bathroom.

Bedroom One

With a front facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is wall to floor tiling, downlights to the ceiling, a central heating radiator and a rear facing obscured double glazed window.

Outside

To the front of the property there is an extensive blockpaved driveway which is enclosed with gates providing spacious off road parking. To the rear there is an generous lawn with an outside patio, a garden store, fencing to the perimeter and a footpath.



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Wroot Road, Finningley Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS DRIVEWAY
- GROUND FLOOR SHOWER ROOM
- GENEROUS REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

offers in the region of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126399 - 0002

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