



**Blackbird Grove, Woodlands Doncaster**

**welcome to**

**Blackbird Grove, Woodlands Doncaster**

This beautifully presented three bedroom detached family home is situated on this sought after development in woodlands and benefits from NHBC warranty, off road parking and stylish fittings throughout. Ideally situated close to a range of shops, schools and local amenities.



### **Entrance Hall**

With a front facing double glazed composite door, a central heating radiator and access to the ground floor W.C.

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

Fitted with a low flush W.C, a wash hand basin, a central heating radiator and a front facing obscure double glazed window.

### **Kitchen**

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an integrated dishwasher, an electric oven and grill, a hob with extractor above, an integrated fridge-freezer and plumbing for a washing machine. There are front and side facing double glazed windows, French doors to the rear garden and a central heating radiator.

### **Lounge**

With front and side facing double glazed windows, a central heating radiator and a useful downstairs storage cupboard.

### **First Floor Landing**

With a central heating radiator and access to all bedrooms and family bathroom.

### **Bedroom One**

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

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

Fitted with a low flush W.C, a wash hand basin and a walk-in shower. There is a central heating radiator and an extractor fan.

### **Bedroom Two**

With a central heating radiator, a loft hatch, front and side facing double glazed windows.

### **Bedroom Three**

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

### **Bathroom**

Fitted with a low flush W.C, a hand wash basin and a bath with shower over. There is a central heating radiator and a side facing obscure double glazed window.

### **Outside**

To the rear of the property the garden is mainly laid to lawn with a patio area and fencing to the perimeter. There is a double driveway positioned to the rear providing off road parking.



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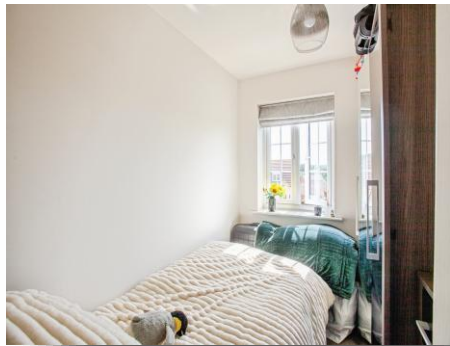
## Blackbird Grove, Woodlands Doncaster

- THREE BEDROOM DETACHED PROPERTY
- NHBC WARRANTY
- WELL-PRESENTED THROUGHOUT
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND EXCELLENT TRANSPORT CONNECTIONS
- SOUGHT AFTER DEVELOPMENT

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126656 - 0002

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