



189 Westgate Road, Belton – DN9 1QA

Doncaster

£439,950



# 189 Westgate Road

Belton, Doncaster

\*\*\*IMMACULATE FOUR BEDROOM DETACHED HOME,  
BOASTING MODERN OPEN PLAN LIVING\*\*\*

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- STUNNING OPEN PLAN KITCHEN/DINER/LIVING AREA - FLOODED WITH NATURAL LIGHT
- LARGE UTILITY WITH SPACE FOR MULTIPLE APPLIANCES
- FOUR DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER
- PRIVATE LANDSCAPED REAR GARDEN WITH PAGODA
- LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- DOUBLE GARAGE WITH ELECTRIC DOOR
- MODERN, LUXUROUS INTERIOR THROUGHOUT INCLUDING FEATURE STAIRCASE
- IMMACULATELY PRESENTED THROUGHOUT
- LUXURIOUS DUAL ASPECT LOUNGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS



Introducing Windmill Point, a true showstopper of a property. This IMMACULATELY presented and exceptionally SPACIOUS four-bedroom detached home is set in a prime location in the highly desirable village of Belton.

Boasting LUXURIOUS interior design, expansive open-plan living areas, high-spec finishes, and a beautifully landscaped wrap-around garden, this property delivers executive-level living both inside and out.

Whether you're entertaining guests or enjoying quiet family time, this remarkable home offers the perfect blend of comfort, space and contemporary elegance.

#### Ground Floor Highlights:

- Welcoming Entrance Hall - Featuring a striking oak and glass staircase, this bright hallway sets the tone for the contemporary feel of the home.
- Open Plan Kitchen / Dining / Living Area - A truly impressive space with modern tiled flooring, flooded with natural light from multiple Velux windows and expansive sliding doors fitted with electric blinds.
- Stylish Modern Kitchen - Designed to a high specification with quartz worktops, a large central island, Belfast sink with mixer tap, and fully integrated AEG appliances including a double oven and induction hob along with a fridge, freezer, and dishwasher.
- Elegant Dual-Aspect Lounge - Beautifully decorated and perfect for more relaxed or formal occasions.
- Spacious Utility Room - Provides ample room for multiple household appliances and includes a convenient storage cupboard.
- Downstairs W/C - A spacious and modern w/c featuring a low flush w/c and wash basin.

#### First Floor Highlights:

- Grand Galleried Landing - An impressive feature providing access to all bedrooms.
- Four Generous Double Bedrooms - Each tastefully decorated, offering flexibility for family living or working from home.
- Luxury Master Suite - Complete with a modern en-suite shower room.
- Contemporary Family Bathroom - Featuring a freestanding bath and high-end fittings.

#### Exterior Highlights:

- Private Wrap-Around Garden - Exceptionally private and beautifully landscaped with a porcelain patio, lush lawn, and mature conifer borders. A charming pagoda currently houses a hot tub, creating a perfect outdoor retreat.
- Large Driveway - Offers off-road parking for multiple vehicles.
- Double Garage - With an electric door, the garage provides excellent storage and houses the property's combi boiler.
- Location:
- Situated just a short drive from Epworth and Doncaster, Belton offers a wonderful blend of countryside charm and modern convenience. Providing access to a wide range of local amenities, including:
- Highly Rated Local Schools - including Belton All Saints Primary and secondary options in nearby Epworth and Doncaster.
- Local Shops & Essentials - Convenience stores, post office and local cafes.
- Excellent Road Links - Easy access to the M180, M18 and A1(M) for commuters.
- Recreational Facilities - Numerous countryside walks within close proximity.
- Healthcare - Nearby GP surgery and pharmacy.
- Dining & Pubs - Enjoy traditional country pubs like The Crown Inn.

This is a rare opportunity to acquire a stunning move in ready home in a highly desirable area. Early viewing is highly recommended to fully appreciate this beautiful family home.













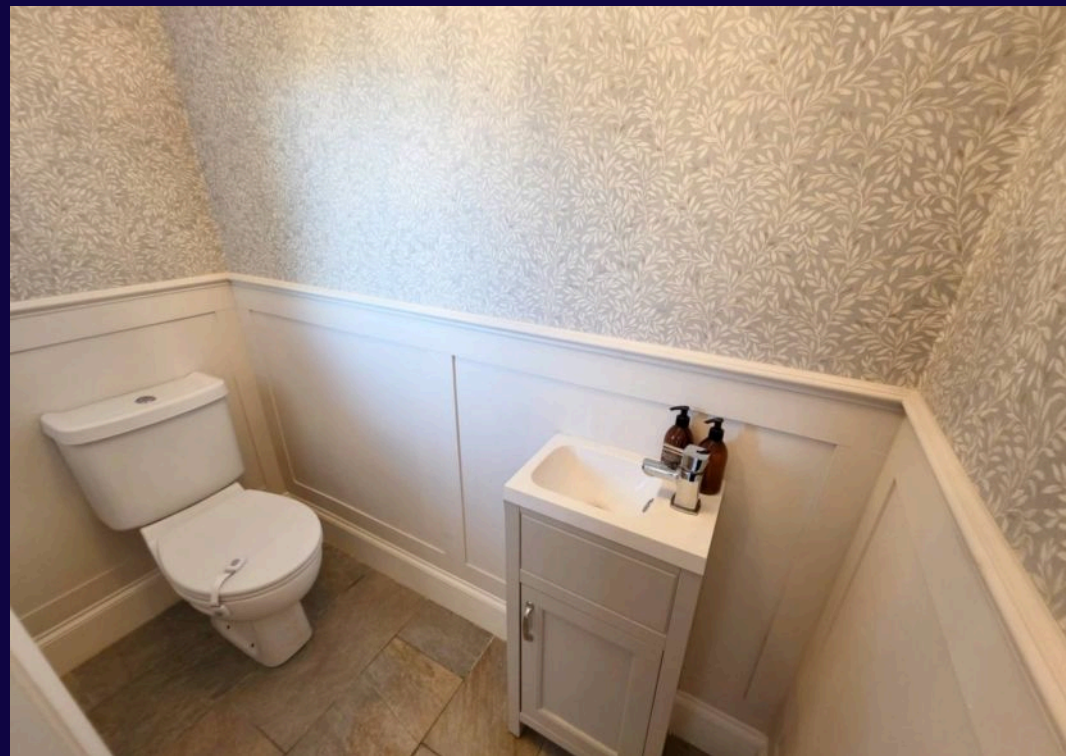




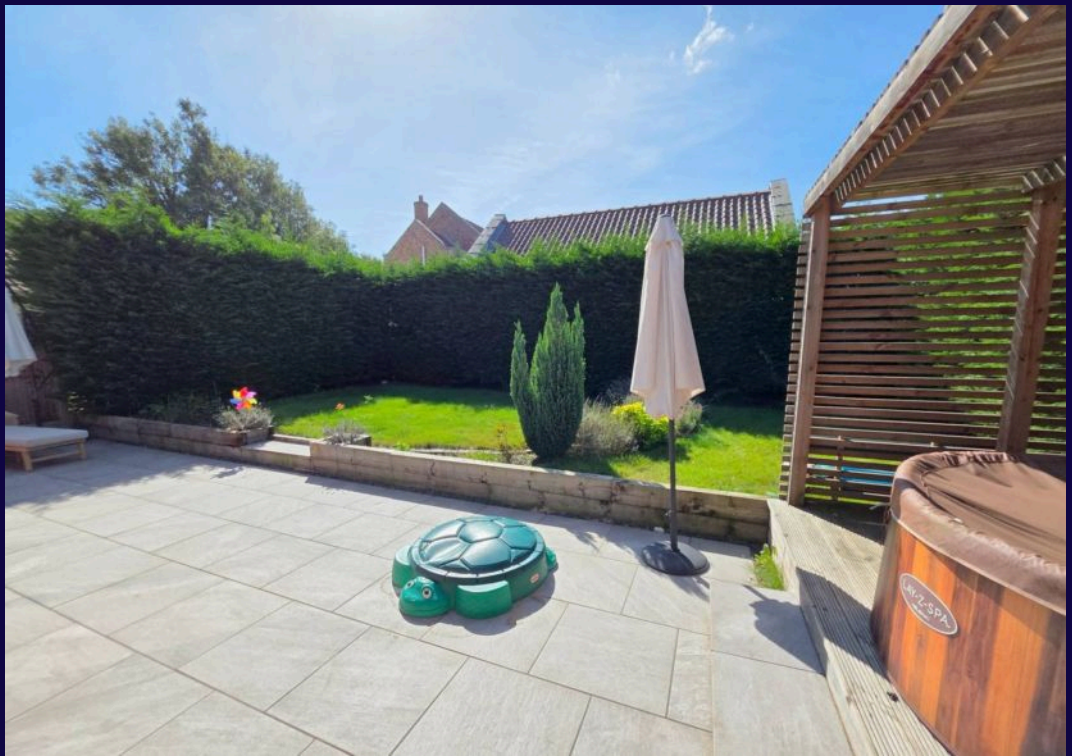




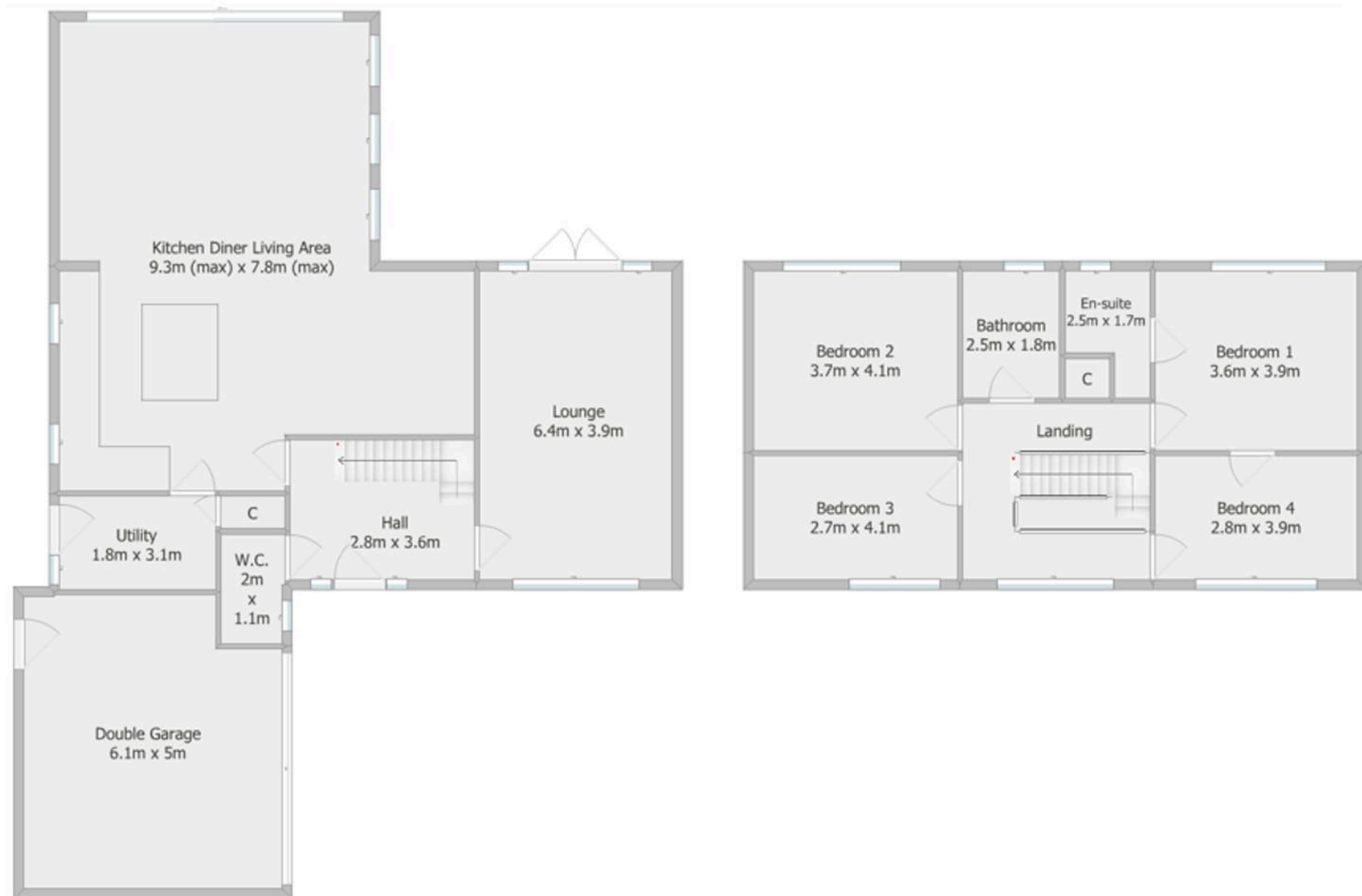












- **Ground Floor 138.5 sqm**
- **First Floor 78 sqm**
- **Total 216.5 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.