

Churchills



Wood View

Conisbrough, Doncaster DN12 2BJ

- EXTENDED DETACHED BUNGALOW
 - TWO RECEPTION ROOMS
 - DRIVEWAY & GARAGE
 - NEW ROOF
- THREE BEDROOMS
 - SPACIOUS LIVING
- LANDSCAPED GARDENS
 - EPC RATING D

Offers In The Region Of £279,995 Freehold





Situated in the charming area of Wood View, Conisbrough, this delightful extended detached stone-built bungalow offers a perfect blend of comfort and style. Spanning an impressive 990 square feet, the property features three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining. uPVC double glazing and new roof adds to the property's appeal, providing peace of mind for future homeowners.

One of the standout features of this property is its beautifully landscaped gardens, which offer a serene outdoor space to unwind and enjoy the natural surroundings. Additionally, the property benefits from a driveway and larger than average garage, providing convenient off-road parking and extra storage space.

This bungalow is an ideal choice for families, retirees, or anyone seeking a peaceful retreat in a friendly community. Don't miss the opportunity to make this lovely bungalow your new home.

GROUND FLOOR ACCOMMODATION

Composite double glazed doorway opens into.

KITCHEN

21'3" * 11'6"

uPVC double glazed window to side elevation. Range of fitted wall and base units with roll edged work surfaces. Cream acrylic one and a half bowl single drainer sink unit with mixer tap. Built in cooking facilities comprising of electric oven and hob with extractor over. Free standing boiler. Space and plumbing for an automatic washing machine. Tiles to floor and splash back areas.

DINING ROOM

15'3" * 11'10"

Two double panelled central heating radiators. Wall lights points. uPVC double glazed patio doors leading to the garden

LOUNGE

19'10" * 13'3"

uPVC double glazed window to front elevation. Mahogany fire surround housing a living flame coal effect marble back and marble hearth.. Double panelled central heating radiator. T.V aerial point. Wall light points.

INNER HALLWAY

Single panelled central heating radiator. Loft access point.

BEDROOM ONE

9'10" * 8'11"

uPVC double glazed window. Range of fitted mirrored wardrobes to one wall. Single panelled central heating radiator.

BEDROOM TWO

12'11" * 7'6"

uPVC double glazed window. Single panelled central heating radiator.

BEDROOM THREE

10'0" * 7'6"

uPVC double glazed window. Range of fitted wardrobes to one wall. Single panelled central heating radiator. Laminate wood effect flooring.

BATHROOM

8'0" * 7'10"

uPVC double glazed window. Suite in white comprising of bath with shower tap attachment, wash-hand basin and low flush WC. Separate glazed shower cubicle with electric shower over. Double panelled central heating radiator. Extractor fan. Airing cupboard housing the hot water tank. Tiles to splash back areas.

OUTSIDE AND GARDENS

A wrought iron pedestrian gate gives access to the front garden which is laid to lawn and has a decorative pebbled area with borders of plants and shrubs. Outside of the sliding patio doors there is a raised block paved area. The spacious private and enclosed rear garden boast a selection of well established plants and shrubs and is predominately laid to lawn with a block paved patio area, bounded by brick walling topped with timber fencing between brick built pillars and conifer hedging. Archway leads to further garden space which is laid to lawn and is bounded by hedging. A block paved driveway to the rear of the property leads to the single garage Courtesy garden tap. Security lighting. Recently under renovation of a brand new roof with a guarantee

DETACHED GARAGE

16'0" * 12'10"

Double garage with up and over door and has power and light supplied. Courtesy garden tap. Security lighting. Recently renovation of a brand new roof with a guarantee

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.







Local Authority Doncaster MBC
Council Tax Band C
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.