



**Sandall Park Drive, Wheatley Hills Doncaster**

**welcome to**

**Sandall Park Drive, Wheatley Hills Doncaster**

GUIDE PRICE £220,000-£230,000. A sizeable three bedroom semi-detached family home situated on a corner plot in the sought after village of Wheatley Hills benefiting from an extended breakfast kitchen, an enclosed rear garden and garage. Close to local amenities, Sandall park and the golf course.



### **Entrance Hall**

With a front facing entrance door with double glazed side panels, stairs which rise to the first floor landing, laminate flooring and a central heating radiator.

### **Lounge Diner**

25' 4" x 12' 4" max ( 7.72m x 3.76m max )

A generous open plan room with front and rear facing double glazed windows providing an abundance of natural light, two central heating radiators, laminate flooring and two ceiling lights. The focal point of the room is the feature polished limestone fireplace and surround which houses the gas fire.

### **Breakfast Kitchen**

19' 5" x 10' ( 5.92m x 3.05m )

The breakfast kitchen extends over the rear elevation and is fitted with a range of modern and contemporary wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has space for a range cooker with extractor above, plumbing for a washing machine, space for an American style fridge-freezer and an integrated freezer and dishwasher. There is a concealed wall mounted boiler, spotlights to the ceiling, a focal dining island, feature TV media wall, a rear facing double glazed window and rear facing French doors which gives access to the garden.

### **First Floor Landing**

With a side facing double glazed window, a built-in cupboard and loft access.

### **Bedroom One**

13' 4" x 11' 8" max ( 4.06m x 3.56m max )

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

### **Bedroom Two**

11' 9" x 10' 6" max ( 3.58m x 3.20m max )

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

### **Bedroom Three**

9' 6" max x 7' 1" ( 2.90m max x 2.16m )

With a front facing double glazed window, a central heating radiator, laminate flooring and a built-in cupboard.

### **Bathroom**

Fitted with a modern white suite comprising of a panelled bath with mixer tap and shower over, a WC and a wash hand basin. There is a rear facing opaque double glazed window, fully tiled walls, insert spotlights and a heated towel rail.

### **Outside**

To the front of the property is a spacious driveway which provides off road parking and in-turn leads to the brick-built garage. To the rear of the property is an enclosed garden which is mainly laid to lawn with mature shrubs and plants to borders, outside tap and an elevated patio area.

### **Garage**

16' 10" x 7' 11" ( 5.13m x 2.41m )

With an up and over door, power and lighting.



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## Sandall Park Drive, Wheatley Hills

### Doncaster

- GUIDE PRICE £220,000-£230,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN PLAN LIVING
- EXTENDED BREAKFAST KITCHEN
- THREE GENEROUS SIZED BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£220,000-£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124521 - 0003

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