



## 49 Westfield Road

Tickhill, Doncaster, DN11 9LB

### Offers Over £480,000

Nestled on Westfield Road in the charming village of Tickhill, Doncaster, this substantial four-bedroom detached house offers a perfect blend of space, comfort, and modern living. Built in 1974, the property is beautifully presented and reconfigured and is ready for you to move in.

As you enter, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen and dining room is a highlight, featuring a utility room and a convenient downstairs WC, making it ideal for family life and gatherings. The sunroom, with its bi-fold doors, seamlessly connects the indoor space to the private rear garden, creating a tranquil retreat for outdoor enjoyment.

The master bedroom boasts an en-suite bathroom, ensuring privacy and convenience, while the additional three bedrooms offer plenty of room for family or guests. The two well-appointed bathrooms cater to the needs of a busy household.

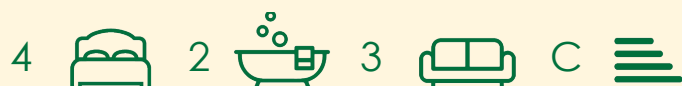
Set on a large plot, this property benefits from ample off-road parking at the front, making it easy for you and your visitors. Located just a short walk from the centre of Tickhill, you will find a delightful array of local shops, cafes, and amenities at your doorstep.

This home is a must-view for anyone seeking a spacious and beautifully maintained property in a desirable location. Don't miss the opportunity to make this wonderful house your new home.

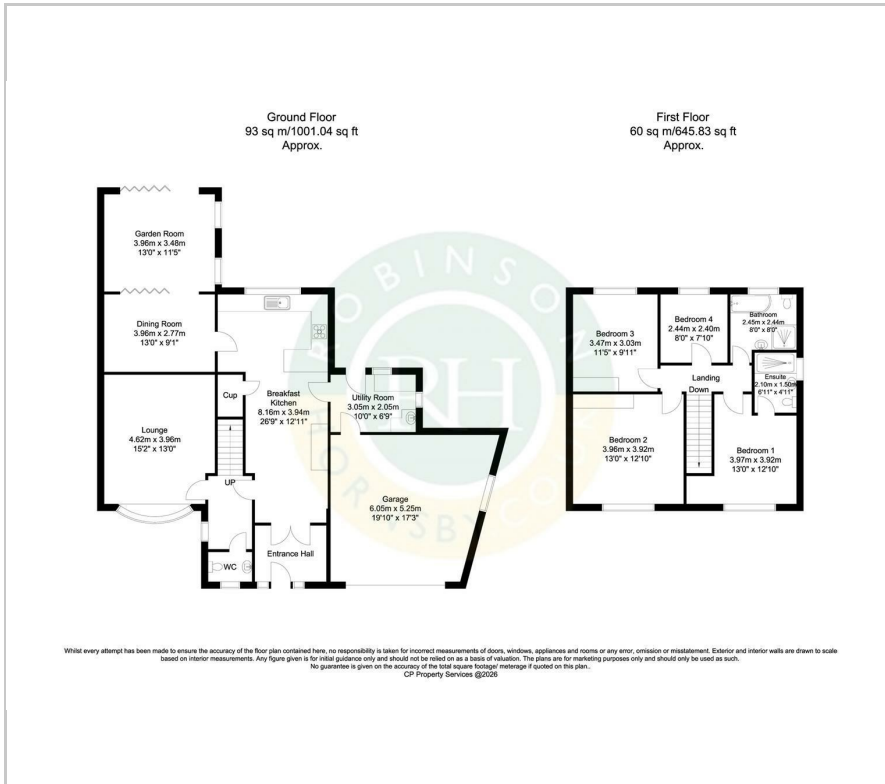
- Substantial Four Bedroom Detached House
- Close Walk To Tickhill Centre
- Open Plan Kitchen/Diner With Utility Room And Downstairs W/C
- Lounge With Log Burner and Separate Dining Room
- Sun Room With Bi Fold Doors Leading To Rear Garden
- En Suite To Master Bedroom With Three Further Good Sized Bedrooms
- Beautiful Private Enclosed Garden
- Ample Off Road Parking

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



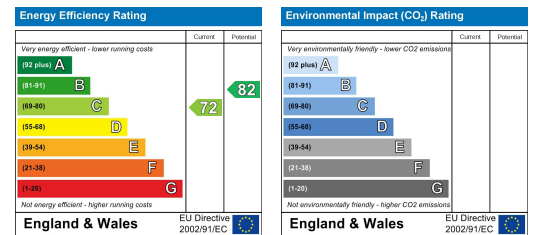
# Floor Plan



# Area Map



# Energy Efficiency Graph



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