



Oxbow Drive, Wheatley Doncaster

welcome to

Oxbow Drive, Wheatley Doncaster

This well-presented three bedroom semi-detached family home is situated on a popular development on a corner plot, ideally positioned close to Wheatley Retail Park and a range of local amenities. Offering a spacious kitchen, a generous lounge and an en-suite shower room to the primary bedroom.



Entrance Hall

With a front facing composite door, a useful storage cupboard and stairs which rise to the first floor landing.

Ground Floor W.C.

Fitted with a low flush W.C., a wash hand basin with mixer tap, a central heating radiator and tiling to the walls.

Kitchen Diner

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, an integrated fridge-freezer, plumbing for a washing machine and a dishwasher. There is a concealed wall mounted boiler, a central heating radiator, rear and side facing double glazed windows and area for a dining table and chairs. French doors provide access to the rear garden.

Lounge

An attractive lounge with a front facing double glazed window and a central heating radiator.

First Floor Landing

With a useful storage cupboard and a loft hatch.

Bedroom One

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

En-Suite Shower Room

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C., a wash hand basin with mixer tap and a panelled bath with shower over. There is a central heating radiator, an extractor fan, tiling to the walls and floor and a side facing obscure double glazed window.

Outside

To the front of the property there is off road parking, while to the rear the garden is mainly laid to lawn and enclosed by fencing to the perimeter.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Oxbow Drive, Wheatley Doncaster

- WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR LOCATION
- CONVENIENTLY CLOSE TO WHEATLEY SHOPPING PARK, DONCASTER ROYAL INFIRMARY AND A RANGE OF AMENITIES
- MODERN AND CONTEMPORARY THROUGHOUT
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126897 - 0003

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

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