



**Heartswood Road, Bentley Doncaster**

**welcome to**

**Heartswood Road, Bentley Doncaster**

GUIDE PRICE £175,000 - £185,000 - This three bedroom semi-detached family home benefits from an en-suite shower room, an open plan kitchen living diner, a ground floor WC and available with no onward chain! Situated close to a host of local amenities and excellent transport links.



### **Entrance**

With a front facing composite door with double glazed side panels and a central heating radiator.

### **Downstairs W.C.**

Fitted with a low flush WC, a hand wash basin with mixer tap, a front facing obscure double glazed window and a central heating radiator.

### **Kitchen Living Diner**

27' 2" x 19' ( 8.28m x 5.79m )

A superb family open plan living space which is fitted with a range of high gloss wall and base units with coordinating work tops which incorporates the sink and drainer with mixer tap. The kitchen has an integrated four ring gas hob, an electric oven and grill with cooker hood above, a built-in dishwasher and plumbing for a washing machine. There's laminate flooring throughout, a rear facing double glazed window, rear facing French doors leading out to the rear garden, a TV media feature wall, two central heating radiators, a useful understairs storage cupboard and stairs which rise to the first floor landing.

### **First Floor Landing**

With a useful storage cupboard and access to the three bedrooms and family bathroom.

### **Bedroom One**

13' 2" x 10' 6" ( 4.01m x 3.20m )

With rear facing French doors to the Juliet balcony, a central heating radiator, thermostat, laminate flooring throughout and access into the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a hand wash basin with mixer tap and tiled splashback and an electric enclosed shower cubicle with shower attachment.

### **Bedroom Two**

10' 3" x 10' 7" ( 3.12m x 3.23m )

With two front facing full length double glazed windows providing an abundance of natural light, a

central heating radiator and laminate flooring.

### **Bedroom Three**

11' 9" Max x 8' 2" ( 3.58m Max x 2.49m )

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

### **Family Bathroom**

Fitted with a low flush WC, a hand wash basin with mixer tap and splashback, a panelled bath with shower attachment and tiled surround. There is a front facing double glazed window and a central heating radiator.

### **Outside**

To the front of the property situated on a cul-de-sac location there are wrought iron gates providing access onto the tarmac drive which provides ample off road parking with a variety of mature shrubs and plants to the borders. To the rear there is a tiered garden with patio area, a garden shed and fencing to the perimeter with woodland views to the rear.

### **Additional Information**

The vendors have made us aware that there is a annual service charge of £180 per annum for the upkeep of the development and the property has freehold solar paneled contact the branch for further details.



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## **Heartswood Road, Bentley Doncaster**

- GUIDE PRICE £175,000 - £185,000
- SITUATED ON A CORNER PLOT POSITION WITH GATED DRIVEWAY
- KITCHEN LIVING DINER & OPEN PLAN LAYOUT
- EN-SUITE SHOWER ROOM
- JULIET BALCONY OFF THE PRIMARY BEDROOM

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

**£175,000-£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124704 - 0003

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