



**Norborough Road, Wheatley Doncaster**

**welcome to**

## **Norborough Road, Wheatley Doncaster**

GUIDE PRICE £240,000-£250,000. This charming three bedroom end-terraced family home with period and character features is presented to a high standard with a generous kitchen and a media feature lounge and dining room. With close links to the Royal Infirmary and Town Fields.



## **Entrance Porch**

With a front facing composite door and access through to the entrance hall.

## **Entrance Hall**

With mosaic tiled flooring, decorative panelling to the walls and stairs which rise to the first floor landing.

## **Lounge**

With a front facing triple glazed bay window, a central heating radiator, decorative coving and a stylish venetian concrete feature media wall with TV insert, a column feature radiator, alcoves and spotlights.

## **Dining Room**

With a rear facing triple glazed window, a TV media feature wall with acoustic panelling and a central heating radiator. Access through to the dining kitchen.

## **Dining Kitchen**

With two side facing triple glazed windows, a side facing door and rear facing bifolding doors leading out to the rear garden. Fitted with an extensive range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a five ring gas hob, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is laminate flooring, splashback tiling, spotlights to the ceiling, a central heating radiator and area for a dining table and chairs.

## **First Floor Landing**

With a central heating radiator and feature panelling.

## **Bedroom One**

With two front facing triple glazed windows, a central heating radiator and coving to the ceiling.

## **Bedroom Two**

With a rear facing triple glazed window, a central heating radiator and decorative coving.

## **Bedroom Three**

With a rear facing triple glazed window, a central heating radiator and decorative coving.

## **Shower Room**

A luxury suite comprising of a low flush WC, a wash hand basin on a vanity unit and a shower cubicle with rainfall effect shower. There are downlights to the ceiling with wall to floor tiling.

## **Occasional Loft Space**

Steps up from the first floor landing provide access where there is useful storage space.

## **Outside**

To the front of the property there is a low maintenance front garden with footpath whilst to the rear of the property there is a generous lawned garden with rear gate to the service lane.



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## Norborough Road, Wheatley Doncaster

- GUIDE PRICE £240,000-£250,000
- IDEAL FOR A GROWING FAMILY
- STUNNING KITCHEN WITH BREAKFAST BAR AND BIFOLDING DOORS TO THE REAR GARDEN
- LUXURY SHOWER SUITE
- USEFUL LOFT SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£240,000-£250,000**



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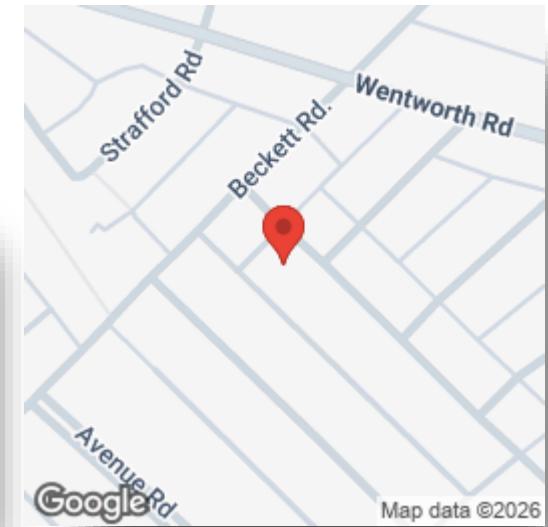


Property Ref:

DCR125807 - 0002

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Please note the marker reflects the postcode not the actual property



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