





WONDERFUL THREE BEDROOM FAMILY HOME WHICH HAS BEEN SUPERBLY PRESENTED THROUGHOUT TO CREATE A MOVE IN READY HOME IN DN2. A delightful semi-detached house which offers a family three bedrooms, spacious accommodation and boasts potential for a further loft space room. Sought after location in Wheatley Hills which provides easy access to Doncaster City Centre within 2 miles and also plenty of local amenities. The property is move in ready and briefly comprises of entrance porch, entrance hallway, lounge, dining room, breakfast kitchen, stairs to the first floor landing, three lovely bedrooms, bathroom with separate shower, loft space accessed via pull down ladder, front garden, driveway provides off street parking, detached single garage and lovely enclosed rear garden with paved patio. STUNNING HOUSE IN DN2. GUIDE PRICE £220,000 TO £230,000.

ENTRANCE PORCH

6' 10" x 2' 10" (2.09m x 0.87m) This lovely home is accessed via the front facing double glazed frosted door to the porch, two front facing double glazed frosted windows and internal door to the hallway.

ENTRANCE HALL

7' 1" x 9' 3" (2.18m x 2.83m) Front facing feature single glazed door to the porch, two single glazed frosted windows to the front, side facing double glazed window, stairs to the first floor landing, radiator and laminate flooring.

LOUNGE

11' 2" x 12' 4" (3.42m x 3.76m min) Pleasant reception room with front facing double glazed half bay window, open access to the dining room, radiator, picture rail, coving to the ceiling and decorative log effect fireplace.

DINING ROOM

9' 10" x 11' 5" (3.02m x 3.48m) Further reception room with rear facing double glazed sliding doors to the patio, picture rail, coving, radiator and door to the kitchen.

KITCHEN

8' 5" x 12' 2" (2.58m x 3.73m) Nicely presented kitchen with a range of fitted cabinetry, work surfaces with partially tiled splash backs, incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, electric oven, plumbing for a washing machine, boiler unit in matching cupboard, laminate flooring, rear facing double glazed door and two side facing double glazed windows.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

7' 2" x 9' 4" (2.20m x 2.85m) Providing access to all bedrooms/bathroom, side facing double glazed frosted window, loft access point with pull down ladder and the loft space benefits from rear facing double glazed window.

BEDROOM

11' 3" x 12' 4" (3.44m x 3.77m min) Spacious double bedroom with front facing double glazed half bay window and a radiator.







BEDROOM

9' 11" x 11' 5" (3.04m x 3.50m) Further lovely double bedroom with rear facing double glazed window and a radiator.

BEDROOM

7' 2" x 8' 9" (2.19m x 2.69m max) Positioned at the front of the house and an L-shaped room with front facing double glazed window.

BATHROOM

8' 5" x 5' 6" (2.58m x 1.68m) Beautiful bathroom comprising of low flush WC, wash hand basin, bath with partially tiled splash backs, radiator, spotlights, shower cubicle with dual shower head, decorative shower splash back and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the driveway providing off street parking to the side of the house, front small garden with flower beds, rockery, partial wall enclosure and side access gate to the rear garden.

GARAGE

Accessed via the driveway with front facing garage door and further side facing door to the garden, plus benefits from power points and lighting.

REAR GARDEN

Spacious paved patio, raised flower bed borders enclose the central lawned area, fence enclosure and brick built storage shed.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED CENTRAL

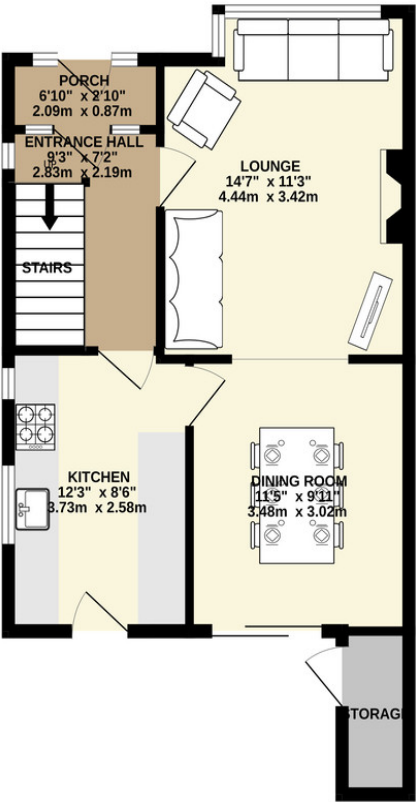
HEATING COMBINATION BOILER

LAST SERVICE: 2025

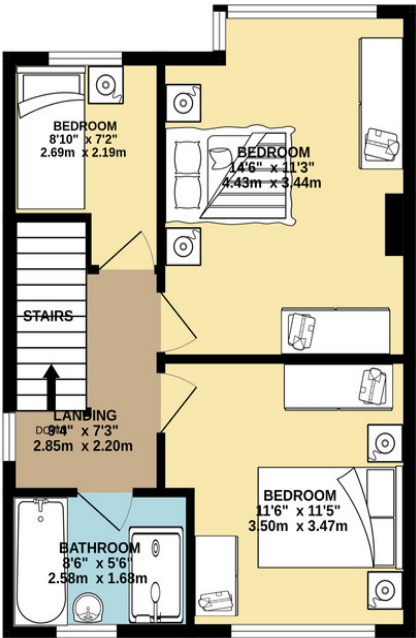
SERVICES: MAINS



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-10	G		