



**‘The Gables,’ Upperthorpe Road,  
Westwoodside, Doncaster, DN9 2AQ**

● Deceptively spacious larger than average 4-Bedroom Bungalow with South-Facing Garden. Offered to the market with vacant possession & no onward chain this deceptively spacious 4-bedroom bungalow occupies a pleasant plot & offers excellent potential. Boasting a unique & characterful layout the property enjoys wonderful views & beautifully positioned south-facing rear garden. The well-proportioned accommodation briefly comprises reception hall, living room, dining room, breakfast room/snug & kitchen. There are 4 bedrooms & en-suite facilities alongside a family bathroom & separate WC. To the front a brick block driveway provides ample off-road parking & leads to an attached double garage. The split-level front garden features mature shrubs, established planting & lawned area. The south-facing rear garden offers a delightful patio area & pergola feature with an additional enclosed courtyard. This unique bungalow represents an exciting opportunity and viewing is highly recommended.

Contact Agents to arrange a viewing! ●

- Detached 4-bedroom bungalow - Reception Hall / Dining room / Living room - Breakfast room-snug / Kitchen - 4 bedrooms one with ensuite facility - Bathroom & separate WC - Driveway with ample off-road parking - Attached double garage ●

**Price Region: £399,995**

## DETACHED BUNGALOW

**KITCHEN 15' 11" x 10' 9" (4.853m x 3.299m)** Side facing window and entrance door. A range of solid oak base, wall and glass fronted units, drawers and corner display shelving. Worktops incorporating one and half bowl with mixer taps and tiled splash backs. Bosch halogen hob with extractor canopy and built in oven. Integrated dishwasher and provision for whitegoods. Tiled floor. Radiator. Walk-in pantry storage with tiled floor and ample shelving.



**BREAKFAST ROOM/ SNUG 10' 10" x 8' 10" (3.312m x 2.696m)** Side facing window. Television point. Radiator. Flowing access to dining room and kitchen.

**DINING ROOM 17' 5" x 11' 11" (5.328m x 3.646m)** Side facing window. A good sizable room. Television point. Radiator. Archway and steps down into:-



**LIVING ROOM 17' 6" x 17' 1" (5.353m x 5.213m)** Front facing bay window with fitted window seating to enjoy the wonder views. Living flame gas fire with handmade oak fireplace surround and contrast tiled inset and hearth. Built-in high-level oak glass fronted display cupboard. television point. Radiator.



**RECEPTION HALL** Glass panelled entrance door and side screen opening into an impressive entrance hall. Two built-in storage cupboards. Radiators.

**BEDROOM 2 11' 10" x 10' 11" (3.618m x 3.328m)** Rear facing window. Television point. Radiator



**ENSUITE** Pedestal hand wash basin and WC. Half tiled walls and shaving point. Fully tiled shower cubicle. Tiled floor. Heated towel rail.

**BEDROOM 1 13' 10" x 11' 11" (4.233m x 3.636m)** Rear facing window. Fitted wardrobes, overhead cupboards and display shelving. Radiator



**BEDROOM 3 13' 8" x 9' 6" (4.187m x 2.919m)** Front facing window. A range of fitted wardrobes with bedside drawers and overhead cupboards with corner display. Radiator.



**BEDROOM 4 17' 10" x 9' 11" (5.460m x 3.034m)** Front facing window overlooking courtyard. Loft access. Radiator. Once a garage now converted into a sizable hobby room/bedroom/office.

**SEPERATE WC** Side facing window. WC. Half tiled walls and tiled floor. Additional loft access.

**BATHROOM 9' 9" x 6' 10" (2.991m x 2.088m)** Rear facing window. Vanity sink unit with storage cupboards under and display top. Bath and steps up to the shower cubicle. Half tiled walls and tiled floor. Provision for washing machine. Radiator.



**OUTSIDE** To the front a brick block driveway provides ample off-road parking & leads to an attached double garage. The split-level front garden features mature shrubs, established planting & lawned area. The south-facing rear garden offers a delightful patio area & pergola feature with an additional enclosed courtyard. Outside lighting and tap.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band: D

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236