



The Grove, Wheatley Hills Doncaster

welcome to

The Grove, Wheatley Hills Doncaster

GUIDE PRICE £275,000-£285,000. This fabulous spacious family home is situated on this private road opposite Grove park. The property sits on a generous plot with enclosed gardens providing off road parking and a garage to the rear.



Entrance Porch

With a side facing sealed unit door and a front facing double glazed window. There is access through to the dining room.

Dining Room

With a front facing double glazed window, two wall light points, a central heating radiator and stairs which rise to the first floor landing.

Lounge

20' 11" x 12' 5" To Recess (6.38m x 3.78m To Recess)

With a front facing double glazed window with garden views, a gas coal effect fire place as the focal point of the room, decorative coving to the ceiling, two central heating radiators and rear facing double glazed French doors which give access to the conservatory.

Conservatory

12' 3" x 8' 6" Max (3.73m x 2.59m Max)

With rear and side facing double glazed windows, side facing French doors giving access to the garden, a central heating radiator and tiled flooring.

Breakfast Kitchen

9' 10" x 10' 11" (3.00m x 3.33m)

With a rear facing double glazed window. Fitted with wall and base units with work surfaces which houses the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, a double oven, plumbing for a washing machine and a built-in under counter dishwasher and freezer. There is laminate flooring which extends to the breakfast area and complimentary tiling

Breakfast Area

7' 8" x 4' (2.34m x 1.22m)

With a side facing double glazed window, a side facing sealed unit door, laminate flooring, a central heating radiator and a breakfasts bar. There is access through to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC and a rear facing double

glazed window,

First Floor Landing

With stairs which rise to the second floor attic room.

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

10' 7" x 10' 6" To Wardrobes (3.23m x 3.20m To Wardrobes)

With a front facing double glazed window, a central heating radiator and fitted furniture which consists of wardrobes, drawers and a dressing table.

Bedroom Three

With a front facing double glazed window, a central heating radiator, a storage cupboard and fitted wardrobes.

Separate W.C

With a rear facing obscure double glazed window, a low flush WC and tiling to the walls.

Family Bathroom

With a rear facing obscure double glazed window. Fitted with a corner bath with mixer tap and shower attachments, a shower cubicle with shower and a wash hand basin fitted onto a vanity unit. There is a central heating radiator and an extractor fan.

Attic Bedroom

20' x 8' 9" (6.10m x 2.67m)

With front and rear facing skylight windows on a sloping roof, a central heating radiator and access to the roof space which provides ample storage.

Outside

To the front of the property there is a lawned enclosed garden with mature shrubs and plants to the borders. To the rear of the property there is a lawned garden with various patio areas ideal for entertaining. There is a garden shed, a vegetable garden, parking area and double gates which give private access to the gated rear service road and a concrete garage ideal for sheltered storage.

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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The Grove, Wheatley Hills Doncaster

- GUIDE PRICE £275,000-£285,000
- FOUR BEDROOM MID-TERRACED HOME
- IDEAL FOR GROWING OR EXTENDED FAMILIES
- LOUNGE AND CONSERVATORY
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£275,000-£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124647 - 0007

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