



Thorne Road, Wheatley Doncaster

welcome to

Thorne Road, Wheatley Doncaster

Situated within gated grounds is this four bedroom double fronted semi-detached family home, conveniently situated on a spacious corner plot with close links to a host of local amenities and excellent transport connections. Available with no onward chain!



Entrance Hall

With a front facing exterior door, stairs which rise to the first floor landing, a central heating radiator, a built-in storage cupboard and a side facing stained glass window. A door provides access to the cellar.

Cellar

With steps down from the entrance hall and three central heating radiators.

Lounge

With a front facing double glazed window, a central heating radiator and a decorative feature fireplace as the focal point of the room.

Kitchen Living Diner

A stunning open plan room fitted with an extensive range of kitchen wall and base units with stylish work surfaces housing the Belfast sink and drainer. The kitchen has a wine cooler, an integrated microwave, an electric hob with electric oven and grill and a breakfast bar area. The room is tastefully decorated with herringbone flooring which continues through to the living area, a media feature wall, rear and side facing double glazed windows and French doors which open onto the patio.

Family Room

With a side facing double glazed window, a central heating radiator and an internal door. A versatile room which could conveniently cater as a play room or home office. This room can be accessed via separately to the front door.

Utility Room

With plumbing for a washing machine, two side facing double glazed windows and a rear facing door which provides access to the patio and garden beyond. There is also a sink and drainer with mixer tap.

Ground Floor W.C.

Fitted with a low flush WC, a hand wash basin and wall to floor tiling.

Store Room

With a tiled floor, a rear facing double glazed window and a wall mounted boiler.

First Floor Landing

Bedroom One

With a rear facing double glazed bay window, coving to the ceiling, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a rainfall effect shower, a low flush WC, a hand wash basin and a rear facing obscure double glazed window.

Bedroom Two

With a front facing double glazed window and a central heating radiator. The room provides access to en-suite shower room.

En-Suite Shower Room

With a hand wash basin, a shower cubicle with shower, a low flush WC and spotlights to the ceiling.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bedroom Four

With a front facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a focal bath, a hand basin, a shower cubicle with shower. There is a central heating radiator, rear facing obscure double glazed window, a towel radiator and spotlights to the ceiling. The W.C is situated separate to the family bathroom.

Outside

To the front there is driveway providing off road parking accessed off Thorne road, whilst to the side there is an additional driveway accessed via Zetland Road which in-turn leads to the garage. There is a porcelain tiled patio situated off the kitchen diner

with steps down to a generous lawned garden with brick walls providing an enclosed private setting.

Garage

Additional Information

The vendor has made us aware that the property is in a conservation area.

Agent's 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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Thorne Road, Wheatley Doncaster

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- SPACIOUS CORNER PLOT POSITION WITH WRAPPED AROUND GARDENS
- MULTIPLE RECEPTION ROOMS
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125710 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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