

**4 Bedroom(s), Detached House, Freehold**

**The Rein, Westwoodside, Doncaster.**



- 3D Virtual Tour Available
- Stylish and Modern Kitchen Diner
- Four Bedrooms En Suite to Master
- Enclosed Rear Garden
- Semi Rural Location

- Fantastic Family Detached Property
- Downstairs Bathroom
- Family Bathroom
- Driveway and Garage offering Ample Parking

**£350,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

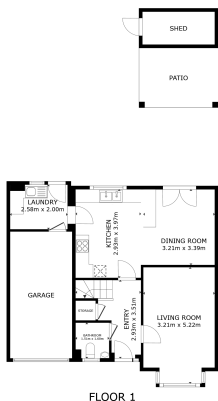


## Owner's View

Situated in the picturesque village of Westwoodside, this impressive 4-bedroom detached home on The Rein combines contemporary design with practical family living. Finished to a high standard, this property offers spacious accommodation and modern features throughout, making it a perfect choice for families or professionals seeking a stylish retreat. The area offers a Village shop & post office, pub, salon, takeaway, dentist, hall, play area. There is a good secondary school. Westwoodside offers really nice walks.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 37.2 m<sup>2</sup> FLOOR 2: 61.9 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 3.5 m<sup>2</sup> SHED 4.8 m<sup>2</sup> GARAGE 15.0 m<sup>2</sup>  
TOTAL: 118.9 m<sup>2</sup>

Matterport

## Entry



## Living Room



## Kitchen Diner





## Utility Room



## Bedroom With En Suite



## Bathroom



## First Floor

### Floor Plan



OVERALL INTERNAL AREA  
FLOOR 1: 57.2 m<sup>2</sup> FLOOR 2: 41.8 m<sup>2</sup>  
EXCLUDED AREA: INTD: 3.5 m<sup>2</sup> SHED: 8.8 m<sup>2</sup> GARAGE: 15.8 m<sup>2</sup>  
TOTAL: 118.2 m<sup>2</sup>  
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS.

Matterport

## Bedroom







**Bedroom**



**Bathroom**



**Bedroom**



**External View**



## Front Aspect



## Rear Aspect



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels -



Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

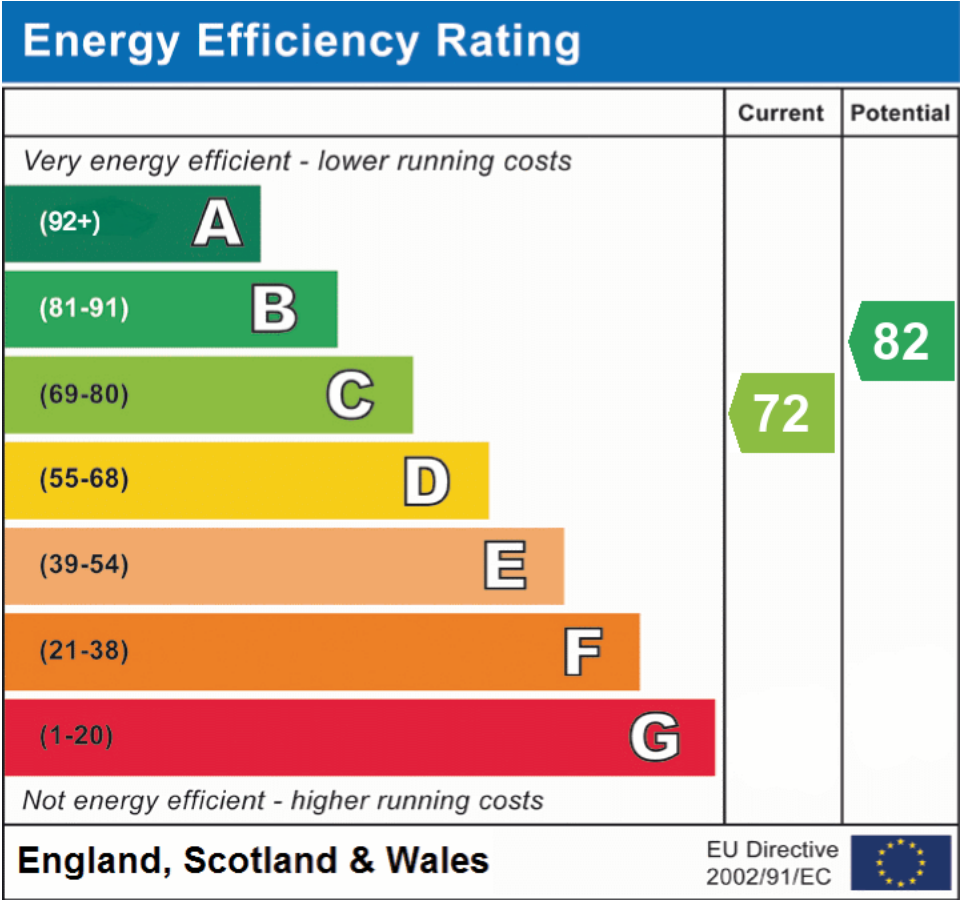
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.