

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

**West Green Drive, Kirk Sandall, Doncaster.**



- 3D Virtual Tour Available
- Kitchen
- Utility Room and Ground Floor W/C
- Family Bathroom
- Well Presented Rear Enclosed Garden

- Three Bedroom Detached Family Home
- Separate Dining Room and Lounge
- En Suite to Master Bedroom
- Driveway and Garage
- Local amenities, Schools and Transport Links

**£260,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

This well-presented three bedroom detached home on West Green Drive offers comfortable family living in a popular residential location. The property benefits from a driveway and garage to the front, providing ample off-road parking. To the rear is an enclosed garden, ideal for outdoor dining, children's play or simply relaxing. Inside, the ground floor accommodation includes a bright and spacious lounge, a separate dining room and a cosy kitchen, along with the added convenience of a utility room and ground floor W/C. To the first floor there are three well-proportioned bedrooms, with the master enjoying the benefit of its own en suite shower room. A contemporary family bathroom completes the layout. A fantastic opportunity for families or first-time movers into a detached home, in a desirable location close to local amenities, schools and transport links. Close to local amenities such as shops, trains and bus routes. A good local pub within walking distance. Good local schools for all ages again within walking distance.

## Ground Floor

### Floor Plan

### Kitchen



### Lounge



### Dining Room







Utility



W/C



First Floor

Floor Plan

Master Bedroom & En Suite



Bedroom







**Bedroom**



**Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



**Property Information**

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Hot Water Tank)





# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

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## Energy Performance Certificate