

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

**Oxbow Drive, Wheatley.**



- 3D Virtual Tour Available
- Sought After Development
- Modern Kitchen Diner with Integrated Appliances
- Utility & Downstairs W/C
- Family Bathroom

- Beautiful Detached Family Home
- Driveway and Garage
- Lounge
- Three Bedrooms En Suite to Master
- No Vendor Chain

**Offers Over  
£250,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

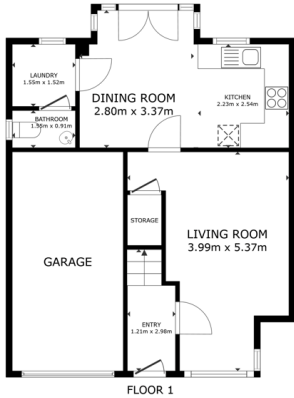


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The property is in a great location close to Doncaster City centre and close to a wide variety of amenities.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 46.5 sqm FLOOR: 24.4 sqm  
EXCLUDED AREA: GARAGE 14.6 sqm  
TOTAL: 85.9 sqm

Matterport



Kitchen Diner



## Lounge



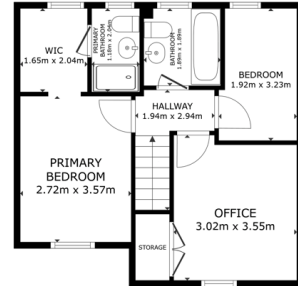


Utility & Downstairs W/C



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 42.5 m<sup>2</sup> FLOOR 2: 42.4 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 16.4 m<sup>2</sup>  
TOTAL: 82.9 m<sup>2</sup>

SIZE AND CONSTRUCTION ARE APPROXIMATE. ACTUAL MAY VARY.



## Master Bedroom







**En Suite**



**Bedroom Two**



**Bedroom Three**







**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £480

Average Annual Gas Bills - £480

Average Annual Water Bills - £96

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - Where is the boiler located in the property?

Utility room

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - 2019

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 