

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

**Wellington Drive, Finningley, Doncaster.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Garage and Two Parking Spaces/Driveways
- En Suite to Master Bedroom
- Popular and Affluent Location

- Three Bedroom Detached Family Home
- Utility Room and Ample Storage Space
- Ground Floor W/C
- Rear Enclosed Garden
- Electric Car Charger Point

**Offers**  
**£299,500**  
**For Sale**

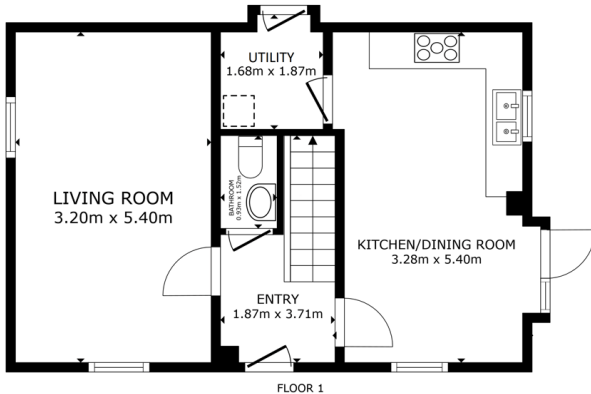
*Book your viewing today* Tel: 01302 247754

## Owner's View

Cosy, Spacious Family Home on a Quiet Street with Great Neighbours and Located in a Fantastic Area. Private Park for the Kids. Walking Distance to all Village Amenities and Walking Routes. One of my favourite things about our home is the fantastic south facing garden.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 45.6 sqm FLOOR 2: 45.8 sqm  
TOTAL: 91.4 sqm

Matterport

### Entrance Hall



### Breakfast Kitchen-Diner



### Utility Room



## Lounge

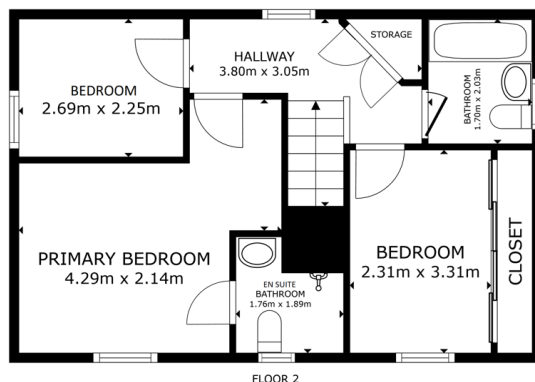


## W/C



## First Floor

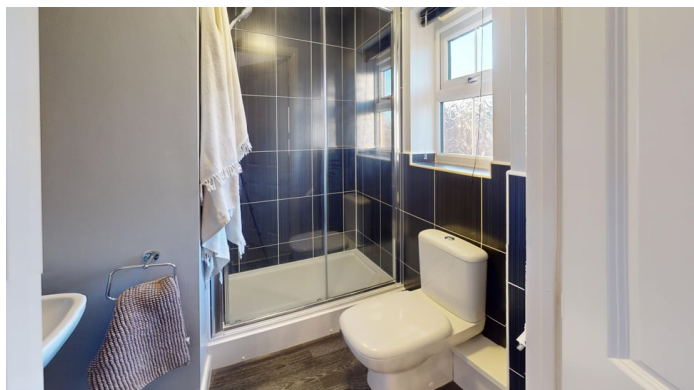
## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 40.4 m<sup>2</sup> FLOOR 2: 45.6 m<sup>2</sup>  
TOTAL: 86.0 m<sup>2</sup>  
NOTE: THIS REPRESENTS THE APPROXIMATE ACTUAL MEASUREMENT

Matterport

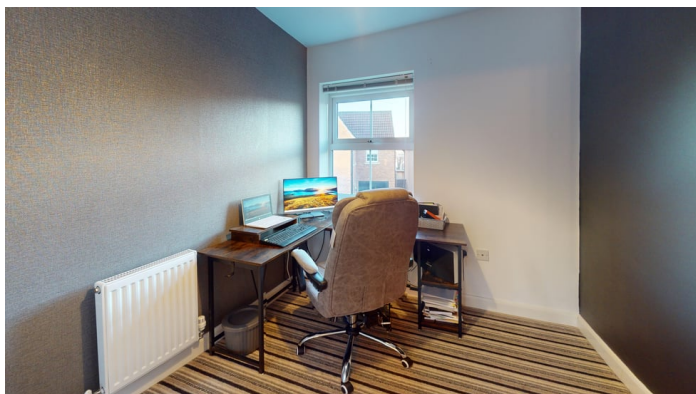
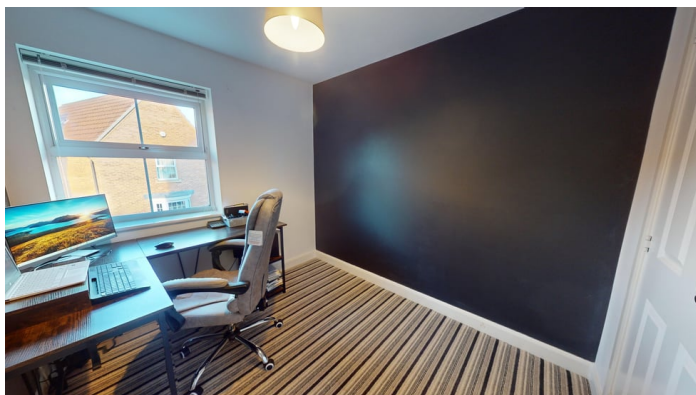
## Master Bedroom with En Suite



## Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Garage and Driveways



## 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 - 4/1/2014

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 4/1/2014

Boiler Location - Kitchen Cupboard

Approximate Electrical System Installation Date - 4/1/2014

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out – Yes

Electric Car Charger - Yes

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

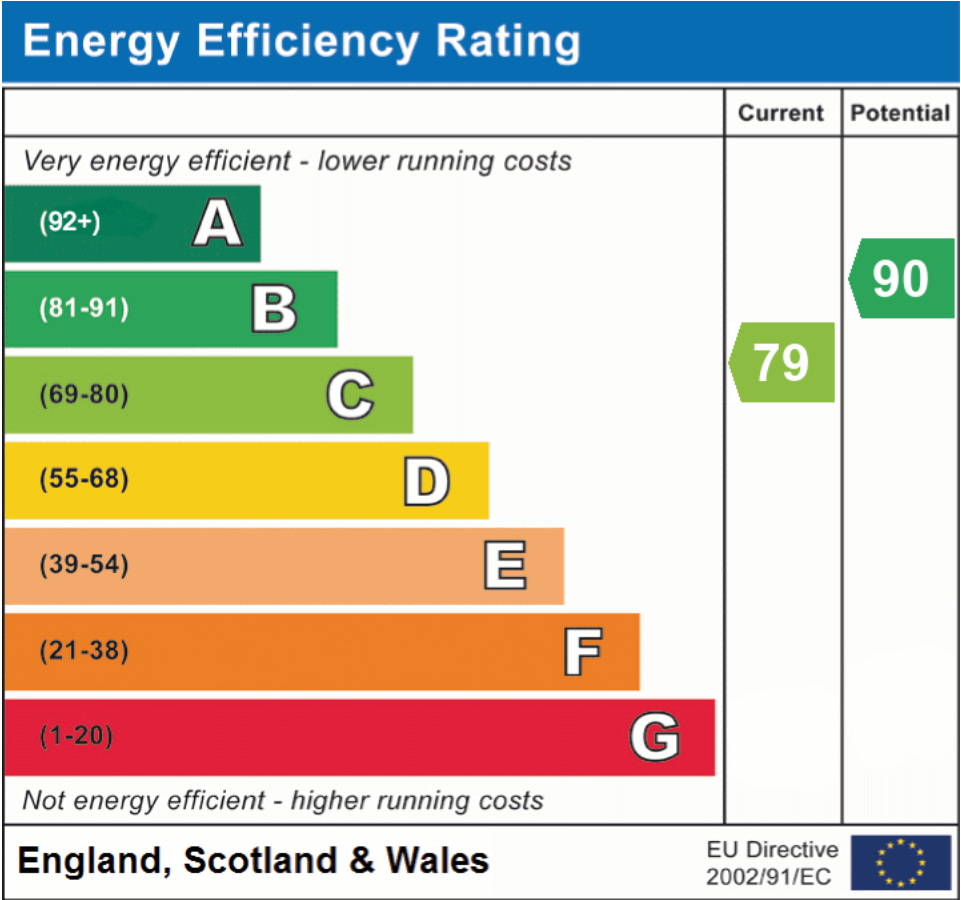
Are you aware of any known risk to flooding at the property? - No

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? - Step-free access from the street to the inside the property

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.