

**4 Bedroom(s), Town House, To be Advised**

**Oxbow Drive, Wheatley, Doncaster.**



- 3D Virtual Tour Available
- Open Plan Kitchen, Diner and Lounge
- Ground Floor W/C
- Family Bathroom
- Driveway for Multiple Cars

- Four Bedroom Three Storey Town House
- Office
- En Suite to Master
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

**£250,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

A modern and well-presented four-bedroom, three-storey townhouse situated on the popular Oxbow Drive in Wheatley, Doncaster. The property offers versatile and contemporary living throughout, with an open-plan kitchen, dining and lounge space, ideal for modern family life and entertaining. A ground floor office provides the perfect work-from-home setup, complemented by a convenient WC. Set over three floors, the home features four well-proportioned bedrooms, including a master bedroom with en suite shower room. The family bathroom is located on the top floor, serving the remaining bedrooms. Externally, the property benefits from a driveway providing parking for multiple vehicles and a fully enclosed rear garden, offering a private and low-maintenance outdoor space. Modern in design and finish, this spacious townhouse is ideally suited to families or professionals and is well placed for local amenities, schools and transport links.

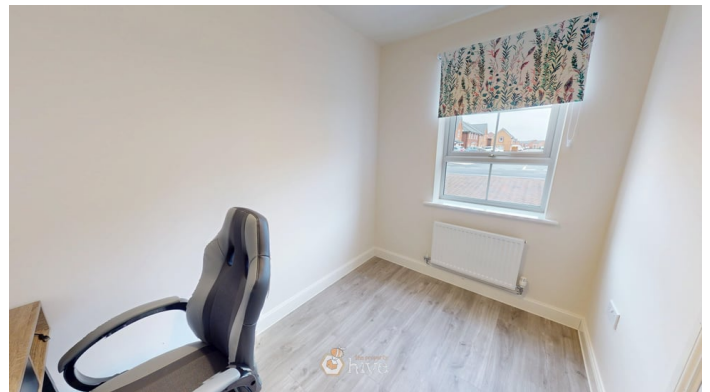
## Ground Floor

### Floor Plan

### Open Plan Kitchen Diner & Lounge



### Office





## W/C



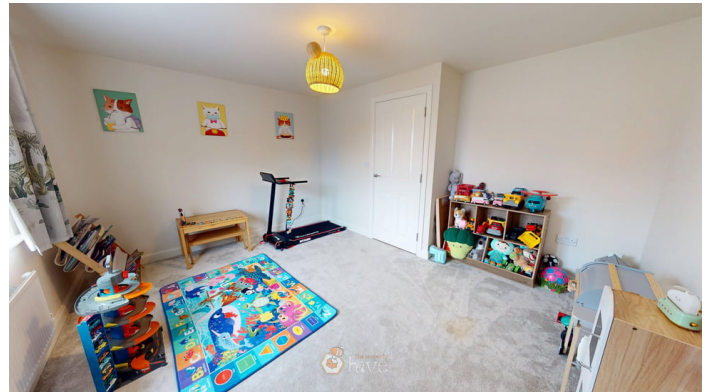
## First Floor

### Floor Plan

### Master Bedroom & En Suite



## Bedroom



## Second Floor

### Floor Plan

### Bedroom





## Bedroom



## Bathroom



## Externals

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.

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

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 -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out –

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
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	85	
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 