

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**

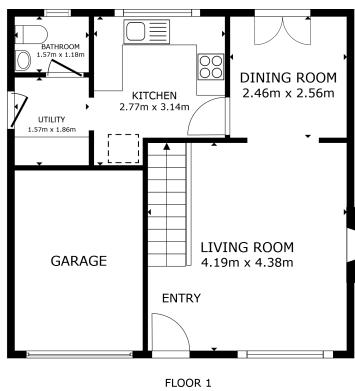
*Book your viewing today* Tel: 01302 247754

## 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



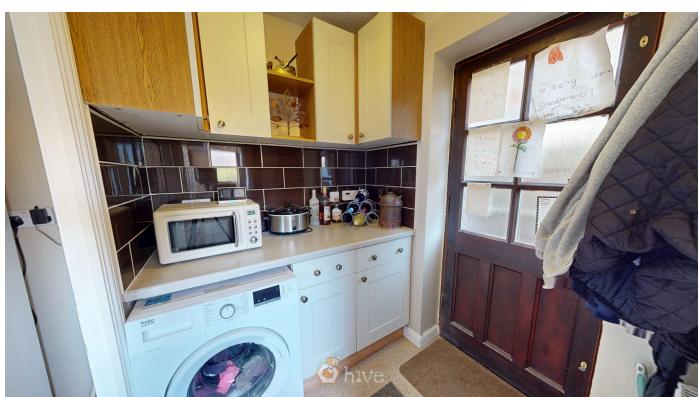
 Matterport®



**Dining Room**



**Utility**



## Kitchen



## Lounge

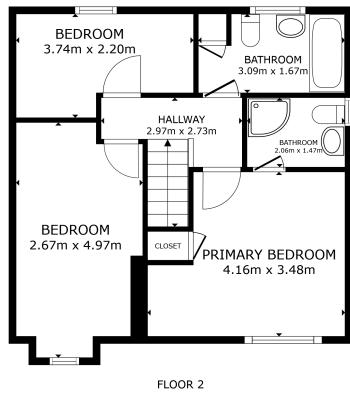


## W/C



## First Floor

### Floor Plan



 Matterport®

### 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)

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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

