

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

**52 Westminster Drive, Dunville, Doncaster,**



- 3D Virtual Tour Available
- Kitchen Diner
- Utility Space and Ground Floor W/C
- Family Bathroom
- Driveway Allowing for Off Road Parking

- Lovely Detached Family Home
- Two Reception Rooms
- Three Spacious Bedrooms En Suite to Master
- Rear Enclosed Garden

**Offers Over**  
**£255,000**  
**Reduced**

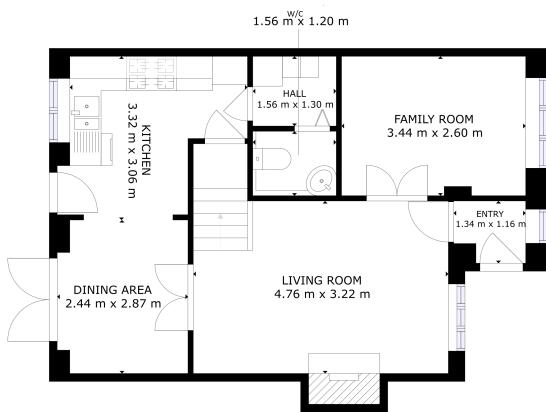
*Book your viewing today* Tel: 01302 247754

## 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... Westminster Drive is in a perfect cul de sac location, close to many local amenities and great transport links.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 49.17 m<sup>2</sup>, FLOOR 2: 42.00 m<sup>2</sup>  
TOTAL: 91.17 m<sup>2</sup>  
SIZE AND CONSTRUCTION TO BE CONFIRMED. ACTUAL MAY VARY.

Matterport



the property  
hive

*We make it happen.*

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</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	