

Tel: 01302 247754 Email: info@thepropertyhive.co.uk Web: www.thepropertyhive.co.uk

5 Bedroom(s), Detached House, Freehold

School Croft, Westwoodside, Doncaster.









- 3D Virtual Tour Available
- Accommodation extends to 2690.97 square foot/250 Square meters plus garage
- Open Plan Sitting Room and Dining Area
- Double Bedroom on Ground Floor with En Suite
- Family Bathroom with Jacuzzi Bath and His and Hers Sinks
- 5 Bedroom Detached Luxurious Home in Westwoodside
- Brand New Modern Integrated Breakfast Kitchen
- Lounge & sizeable office
- Master Bedroom with Dressing Area and En Suite with Jacuzzi Bath
- Double Garage and Spacious Driveway

£565,000

**For Sale** 



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#### **Owner's View**

Boasting a double garage, a spacious driveway, and a beautifully maintained enclosed rear garden, this property is perfect for families or professionals seeking space, comfort, and style. We have loved our 14yrs in this house but the time has come to downsize! The property offers very versatile accommodation with 4 bedrooms on the first floor and a further 2 rooms which could be bedrooms on the ground floor. Currently those rooms are utilised as an office/study and one bedroom with en-suite but equally one of them could be turned into for example, a cinema room, playroom or hobby room. This is without distracting from rest of the ground floor which offers two reception rooms with two dining areas and a breakfast kitchen. The Westwoodside location benefits from its proximity to 3 major towns, Doncaster, Scunthorpe and Gainsborough, with all the amenities they have to offer. These can be reached in 15 to 25 minutes but within 5 minutes there are a selection of pubs, restaurants, small supermarkets, takeaways, doctors surgeries, pharmacy and a primary school.

#### **Ground Floor**

### Floor Plan



Matterport

## **Entry**



### **Breakfast Kitchen/Diner**



## Utility

### Sitting Room/Dining Area









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### Lounge







### Office



#### **Bedroom with En Suite**







**First Floor** 

#### Floor Plan



FLOOR 1: 133 m², FLOOR 2: 116 m² TOTAL: 249 m² Matterport



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#### Master Bedroom with En Suite







**Bedroom with En Suite** 







**Bedroom** 



**Bedroom** 





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### **Family Bathroom**





### **Externals**

## **Front Aspect**



#### Rear Garden







## **Property Information**

Council Tax Band - F

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 -



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Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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.



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## **Energy Performance Certificate**

