

4 Bedroom(s), Semi-Detached House, Freehold

The Grove, Wheatley Hills, Doncaster.



- 3D Virtual Tour Available
- Four Bedrooms
- Separate Lounge and Dining Area/Garden Room
- Family Bathroom and Separate W/C
- Spacious Frontage, Driveway and Garage

- Beautifully Presented Traditional Semi Detached Family Home
- Modern Kitchen with Utility Room and Pantry
- Family Room
- Sizeable Rear Garden
- Local Amenities, Schools and Transport Links and Close to the Hospital

£395,000
For Sale

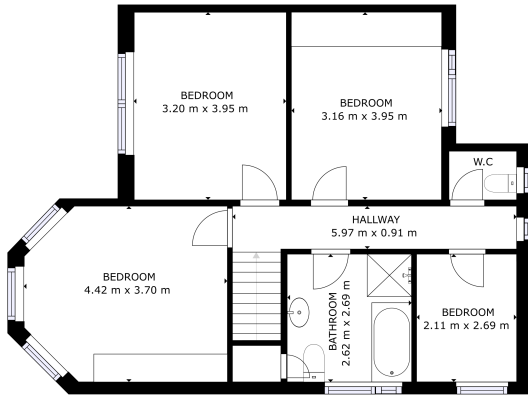
Book your viewing today Tel: 01302 247754

Owner's View

We have lived in this house since 2007 and very much loved our time here. Visitors often comment on its homely feel and peace. It feels well positioned with the sun rising at the front and setting at the back, meaning that we always have light and airy rooms and beautiful sunrises over the open park aspect. The back garden always catches good sun and a great indicator that summer has arrived is when we open the bifold doors for the first time. The log burner in the back room means that we use it all year round and that room has hosted some memorable family meals. The living room is a good size we have loved cosy evenings in front of the log burner there. The kitchen is very much a cook's space with a walk in pantry and lots of handy cupboards, built in appliances and worktops, and the separate utility room has been so useful (built three years ago). We are fortunate to have lovely (and quiet!) neighbours on both sides and it is a very neighbourly street. We'll be sorry to leave the place where our children grew into young women, but the time has come to move on and we must leave this old girl behind.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR AREA OF 100.00 SQ METERS
 INCLUDING STAIRS, W.C. & BATH
 TOTAL AREA 100.00 SQ METERS

Matterport

Family Room



Kitchen & Pantry



Lounge



Dining Room/Garden Room

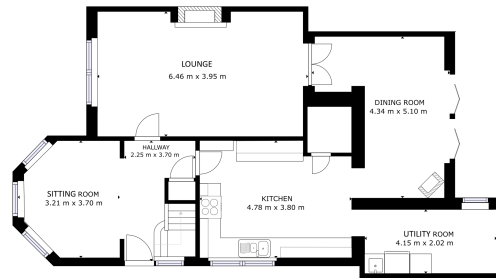


Utility Room



First Floor

Floor Plan



ROOM 1

GOOD WORKING ORDER
FLOOR IS IN GOOD ORDER, BUT ALL OF
THESE ARE SUBJECT TO SURVEYOR'S
OPINION AND SHOULD BE CHECKED
BEFORE EXCHANGE OF CONTRACTS. VISUAL ONLY COPY

Matterport

Master Bedroom





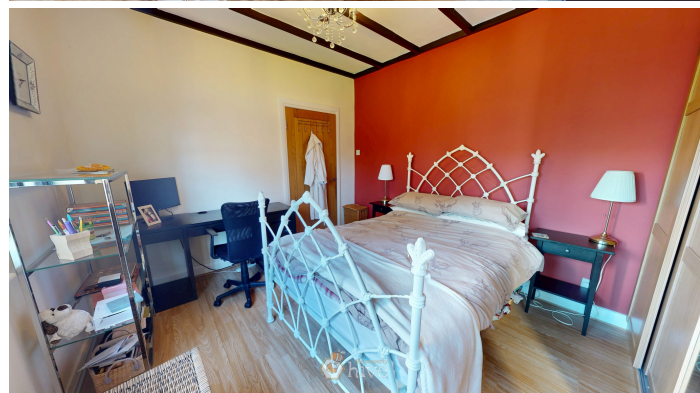
Bedroom

Bedroom



Bedroom

Family Bathroom



W/C



Externals

Front Aspect



Approximate Water Heating Installation Date -

Boiler Location - Airing cupboard in bathroom

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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.

Rear Garden



Property Information

Council Tax Band - D

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 - 26/4/2022

Water Heating System - Gas Boiler (Hot Water Tank)

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Energy Performance Certificate

