

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

Trusdale Close, Wheatley, Doncaster.



- 3D Virtual Tour Available
- Well Presented Three Bedroom Semi Detached Family Home
- Modern Kitchen Diner
- Rear Enclosed Garden
- En Suite to Master

- No Chain
- Driveway For Off Road Parking
- Lounge with Patio Doors
- Local Amenities and Transport Links
- Family Bathroom & Ground Floor W/C

£215,000
For Sale

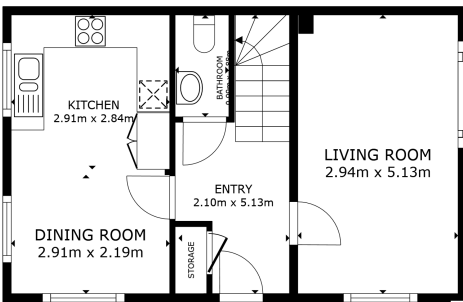
Book your viewing today Tel: 01302 247754

Owner's View

The house is situated in the upcoming area of Wheatley Hall Road with plenty of retail opportunities surrounding the area, so ideal for young couples/families. The estate is full of vibrant families and young couples, always willing to help in whatever way they can. The estate is very neighbourly. Decent entrance hallway (which most new build semi-detached houses don't have) to greet guests. First impressions always count when you have visitors! Good size living room opens up onto a south-west facing garden (highlight of this house), which is brilliant for the summer months. Most of my free time is spent here during the summer! Also, this flow from the living room to the garden is a great social space when entertaining. The garden is private with no other house overlooking (rare for a new build) so really is a brilliant space for relaxing and entertaining during summer. The open plan kitchen dining area is a great social space benefiting from integrated appliances ensuring the kitchen always looks neat and tidy. Gives another great impression!

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 42.0 m² FLOOR 2 42.0 m²
EXCLUDED AREAS : SHED 3.4 m² PATIO 5.5 m² VERANDA 2.0 m²
TOTAL : 84.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Entry



Lounge

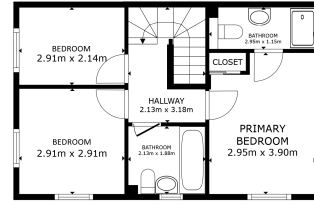


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 84.0 m² FLOOR 2: 84.0 m²
EXCLUDED AREAS: GARAGE 2.0 m² PORCH 5.5 m²
TOTAL: 164.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom & En Suite





Bedroom



Bedroom



Externals

Front Aspect



Rear Garden





contracts to ensure they are in good working order.

Parking



Property Information

Council Tax Band - B

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 - 5/28/2021

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 5/28/2021

Boiler Location - Cupboard in kitchen

Approximate Electrical System Installation Date - 5/28/2021

Permanent Loft Ladder - No

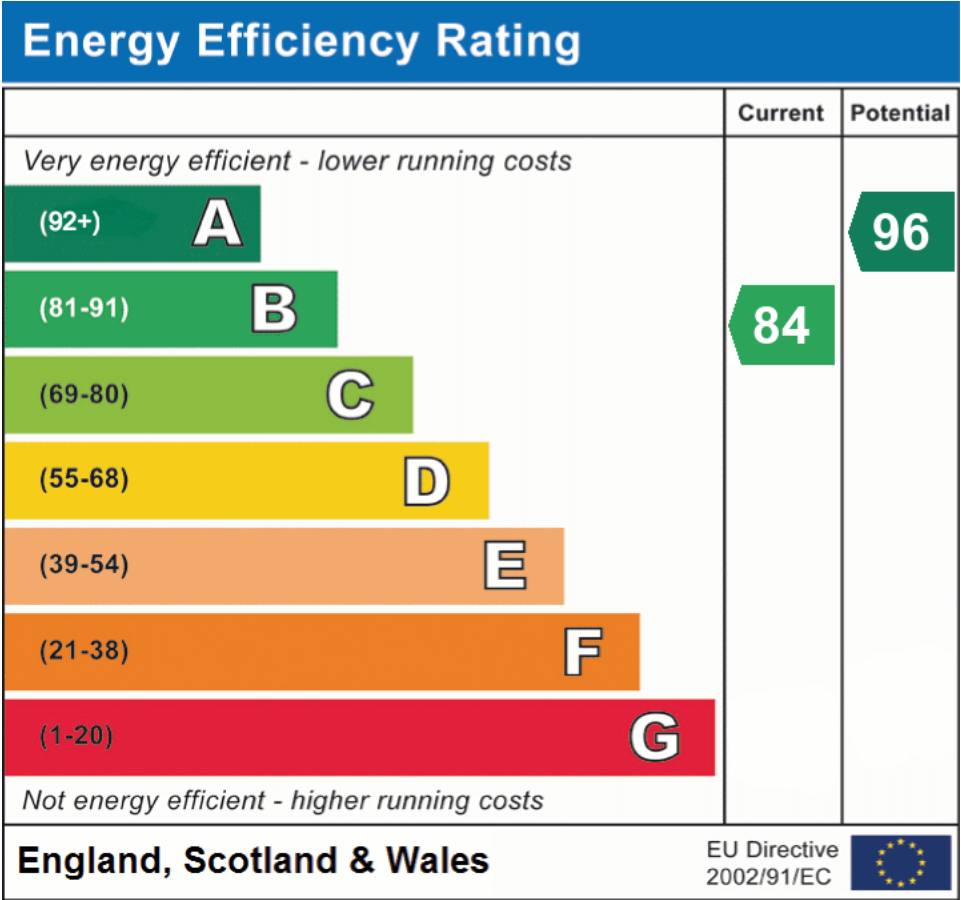
Loft Insulation - Yes

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

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Energy Performance Certificate



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