



## Cherry Grove, Doncaster, South Yorkshire

Large driveway for ample parking | 3 bedrooms, 1 family bathroom | open planned kitchen/diner | Cosy lounge with a fireplace | Enclosed garden | Local to shops, bus routes and a range of schools

Asking Price: **£150,000 (Offers In Region Of)**

**KWENERGISE**

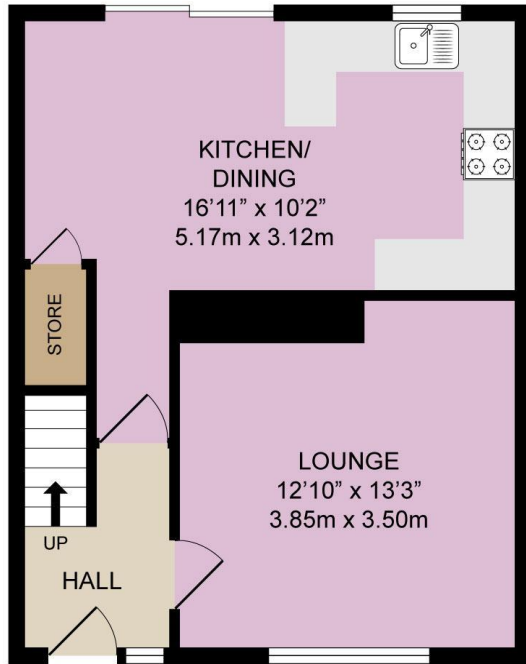
# Cherry Grove, Doncaster, South Yorkshire

As soon as you step inside this property, you'll be greeted by its striking décor, which adds a vibrant and inviting touch to every room. To your right you're lead to a cosy lounge with a fireplace that is perfect for movie nights with the family or for rainy days! The heart of the home is the open plan kitchen and dining area that is ideal for making favourite family meals and entertaining guests, the open plan layout allows you to serve delicious meals with ease. The spacious hallway connects all living areas seamlessly. Upstairs there is a stunning family bathroom that has an electric shower over the bath to make morning routines a breeze, the bathroom also possesses a heated towel rack for an extra touch of convenience. There are two spacious double bedrooms, one having a double and a single wardrobe which is ideal for extra storage, the single bedroom has a wardrobe on top of the bulkhead that maximises space while still keeping things tidy. This property also has a tidy enclosed rear garden that is perfect for hosting barbeques or just relaxing on a sunny weekend. This property is a corner plot with a large driveway which allows multiple cars to park off-road. Don't miss out on the opportunity to make this house your home! Contact Sue Wragg to book a viewing! email-[sue.wragg@kwuk.com](mailto:sue.wragg@kwuk.com) phone-07973333628

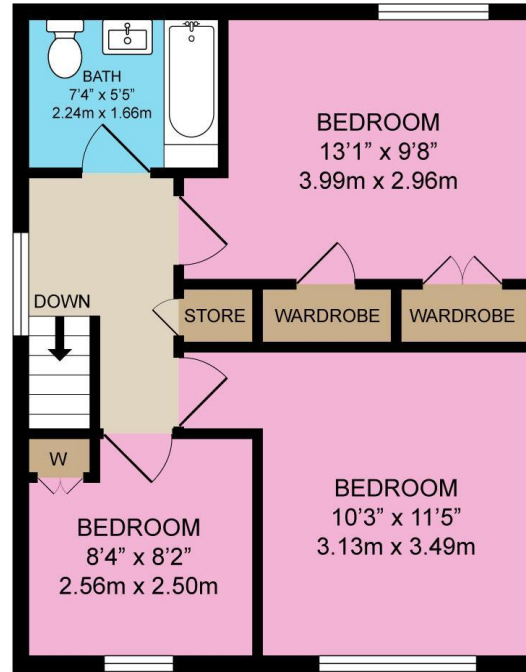




**GROUND FLOOR**  
479 sq ft (44.5 sqm) approx.



**1ST FLOOR**  
465 sq ft (43.2 sqm) approx.



**TOTAL FLOOR AREA: 944 sq ft (87.7 sqm) approx.**

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            | 82                      | 85        |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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