



**Church View, Wadworth Doncaster**

**welcome to**

**Church View, Wadworth Doncaster**

GUIDE PRICE £160,000-£165,000. This three bedroom end-terraced family home benefits from a spacious breakfast kitchen, a front aspect lounge, a utility room and ground floor WC. The property has stunning field views to the rear situated in this highly sought after village.



### **Entrance Porch**

With a side facing exterior door, stairs which rise to the first floor landing and there is access through to the lounge.

### **Lounge**

With a front facing double glazed window, a central heating radiator and a gas feature fireplace as the focal point of the room. Double doors give access to the breakfast kitchen.

### **Breakfast Kitchen**

Fitted with a range of contemporary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a breakfast bar area, a four ring gas hob with cooker hood above, an electric oven and grill and space for a fridge and freezer. There are two central heating radiators, tiling to the walls and floor, space for a dining table and chairs, a rear facing double glazed window and rear facing French doors which lead out to the rear garden.

### **Rear Lobby**

With access to the utility room, ground floor WC, store and rear garden.

### **Utility Room / W.C.**

With two side facing double glazed windows, a low flush WC, plumbing for a washing machine, space for a tumble dryer and partial tiling.

### **First Floor Landing**

With a side facing double glazed window and a loft hatch with pull down ladder which is partially boarded with light.

### **Bedroom One**

With a front facing double glazed window, fitted wardrobes and a central heating radiator.

### **Bedroom Two**

With a rear facing double glazed window, fitted wardrobes and a central heating radiator.

### **Bedroom Three**

With a front facing double glazed window, a useful storage cupboard and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a gated front garden with a car parking area for residents, operated on a first come first serve basis. To the rear there is a lawned garden with patio area, shrubs and plants to the borders and rear gate with stunning field views to the rear.



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## Church View, Wadworth Doncaster

- GUIDE PRICE £160,000-£165,000
- NO ONWARD CHAIN
- REAR ASPECT BREAKFAST KITCHEN
- FRONT ASPECT LOUNGE AND PORCH
- UTILITY ROOM AND GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£160,000-£165,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124795 - 0004

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