



**Sandcliffe Road, Wheatley Hills Doncaster**



**welcome to**

**Sandcliffe Road, Wheatley Hills Doncaster**

This beautifully presented four bedroom detached family home is occupied on a spacious corner plot in this sort after location. The property has front side and rear gardens, off road parking and a detached brick garage. Situated close to range of local amenities and excellent transport links!



### **Entrance Hall**

A spacious entrance hallway with a front facing double glazed door, a central heating radiator and a useful under stairs storage cupboard.

### **Dining Room**

With a front facing double glazed bay window, there is coving to the ceiling, engineered oak flooring and a picture rail.

### **Extended Lounge / Garden Room**

With a feature fireplace housing the coal effect fire and a central heating radiator. There is front, side and rear facing double glazed windows providing an abundance of natural light, and further side facing double glazed French doors which give access to the rear garden.

### **Kitchen**

With a side facing double glazed window and rear facing French doors. There are wall and base units with coordinating surfaces housing the ceramic sink and drainer with mixer tap, there is a five ring gas hob with extractor above, a double oven and grill, and an integrated fridge freezer. There is complementary splashback tiling, plumbing for a dishwasher and a central heating radiator.

### **Utility Room**

With a rear facing double glazed window, wall and base units housing the stainless steel sink and drainer with mixer tap, there is plumbing for a washing machine and space for a tumble dryer. A door gives access to the ground floor WC.

### **Ground Floor W.C**

With a side facing obscured double glazed window, a W.C and a wash hand basin. There is a central heating radiator and a useful storage cupboard.

### **First Floor Landing**

With a side facing double glazed window, a dado rail and a wall light point.

### **Bedroom One**

With a front facing double glazed bay window and a central heating radiator.

### **Bedroom Two**

With a side facing double glazed window, fitted wardrobes providing a range of hanging and storage space and a central heating radiator.

### **Bedroom Three**

A double room with a rear facing double glazed window and a central heating radiator.

### **Bedroom Four**

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

### **Bathroom**

Fitted with a low flush W.C, a wash hand basin and a double shower cubicle with shower. There is a double ended bath with mixer tap, two chrome heated towel rails, partial tiling and a side facing obscured double glazed window.

### **Outside**

The property occupies a generous corner plot with gardens to the front, side and rear. There is a driveway to the side which provides access to the brick built garage. To the front, there is a well-maintained lawn with a variety of mature shrubs and plants providing privacy and screening. To the rear, the garden is enclosed with a generous patio area and lawn.

### **Garage**

With storage in the eaves, a pit and an electric door.



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welcome to

## Sandcliffe Road, Wheatley Hills Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- IDEAL FOR A GROWING OR EXTENDED FAMILY
- CLOSE LINKS TO DONCASTER ROYAL INFIRMARY
- EXTENDED LOUNGE AND FORMAL DINING ROOM
- SPACIOUS ROOM SIZES THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126125 - 0002

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