



**The Park, Woodlands Doncaster**

**welcome to**

**The Park, Woodlands Doncaster**

This sizeable three bedroom semi-detached family home offers spacious accommodation situated in this popular location with front and rear gardens, off road parking and a garage. Benefiting from an additional reception room which is currently being used as ground floor bedroom with en-suite.



### **Entrance Porch**

With a front facing sealed unit door with double glazed side panels and a door to the lounge.

### **Lounge**

With a front facing double glazed window, a feature fireplace housing the gas living flame fire, coving to the ceiling and a central heating radiator. The lounge is open plan to the dining area.

### **Dining Area**

With rear facing double glazed patio doors giving access to the rear garden, a central heating radiator and coving to the ceiling.

### **Family Room / Bedroom Four**

Currently being used as a ground floor bedroom with a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower. There is a chrome heated towel rail, tiling to the walls and floor, downlights to the ceiling and a rear facing obscure double glazed window.

### **Kitchen**

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a gas hob with stainless steel splashback and extractor above, an electric double oven and grill, space for a fridge-freezer and housing for a washing machine and tumble dryer. There is a central heating radiator and a rear facing double glazed window.

### **First Floor Landing**

With a double glazed window and an airing cupboard.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a spa bath with mixer tap and shower attachment. There is a complimentary tiling to the walls.

### **Outside**

To the front of the property there is an enclosed garden with a block paved driveway providing off road parking which in-turn leads to the garage. To the rear of the property there is a lawned garden with outside tap, garden shed, shrubs, plants and trees.

### **Garage**

With an electric door, a side facing double glazed window, light and power.



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welcome to

## The Park, Woodlands Doncaster

- THREE / FOUR BEDROOM SEMI-DETACHED HOME
- LOUNGE DINING ROOM
- FAMILY ROOM / GROUND FLOOR BEDROOM WITH EN-SUITE
- IDEAL FOR MULTIGENERATIONAL / GROWING FAMILIES
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126126 - 0002

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