



**3 PARK CLOSE, Westwoodside, Doncaster.**

**GUIDE £235,000**



### 3, PARK CLOSE, Westwoodside, Doncaster, DN9 2AN.

#### DESCRIPTION

3, Park Close is an attractive, deceptively spacious dormer bungalow with larger than average rear garden and double entrance drives. Internally the property offers large sitting room with open fire (provision for gas fire if required), fitted kitchen with conservatory off, family bathroom and four bedrooms, two downstairs (which could be used as additional living accommodation) and two upstairs. Viewing is strongly recommended to appreciate the size of the accommodation offered and the attractive rear garden.

#### LOCATION

Westwoodside is a popular residential village which lies approximately five minutes from Haxey, ten minutes from Epworth, thirty minutes from Doncaster, Gainsborough and Scunthorpe and one hour from Sheffield. Westwoodside has a primary school within the village and senior schooling is at the South Axholme Academy three miles away. The village offers public house, hairdressers, garage and convenience store. There are good transport and road links with the M18 and M180 being close by and Robin Hood International Airport only eight miles distant.

#### ACCOMMODATION

##### Front Entrance Hall

Double part glazed front entrance doors, radiator, timber flooring, timber staircase to First Floor.

##### Sitting Room 5.46m x 3.65m

Window to the front elevation, double radiator, built-in cast fireplace with timber surround, matching fireside shelving and cupboards, coving.

##### Bedroom 3.64m x 3.16m

Window to the front elevation, radiator, range of built in two double wardrobes, three single wardrobes, matching drawers and dressing table.

##### Inner Hall

##### Study/Bedroom 2.94m x 2.46m

Window to the rear elevation, radiator, timber flooring.



### Bathroom

Opaque window to the rear elevation, double radiator, white suite of panelled bath with 'Mira Jump' shower over, pedestal handbasin, close coupled w.c., laminate flooring.

### Kitchen 5.46m x 2.94m

Window to the rear elevation, sliding patio doors to the Conservatory, double radiator, range of high and low level cupboard and drawer units incorporating single drainer stainless steel sink, 'Hotpoint' double oven, 'Hotpoint' 4-ring gas hob, full length storage cupboard, part tiled walls, timber flooring.



### Conservatory 2.94m x 2.81m

Being glazed to all sides and having double patio doors to the rear garden.

### First Floor

### Landing

Timber flooring, deep under-eaves storage cupboards.

### Bedroom 5.51m x 2.80m

Window to the side elevation, radiator, built-in cupboard housing newly fitted boiler, deep under-eaves storage cupboards.

### Bedroom 4.19m x 2.80m

Window to the side elevation, radiator, range of four double wardrobes one containing vanity wash hand basin.

### OUTSIDE

The property benefits from two tarmacadam entrance drives both with wrought iron gates, one drive leads to the attached **CAR PORT** and the other leads to the attached **GARAGE 5.56m x 2.81m** with up and over door, rear personal door and power and light connected.

The front garden is mainly laid to lawn with mature shrub borders and front brick wall, a pathway and stone steps lead up to the front door.

To the rear the garden is laid to lawn with mature shrub borders and yew hedging. There is a crazy paved pathway and slabbed patio area with retaining wall. Adjoining the garage is a W.C. with wash hand basin.

### GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised that 3, Park Close is banded C for Council Tax purposes.

North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, North Lincolnshire, DN16 1AB. Telephone 01724 296093.

Services: Mains water, electricity, gas and drainage are connected to the property. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not

to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am to 12.30pm.

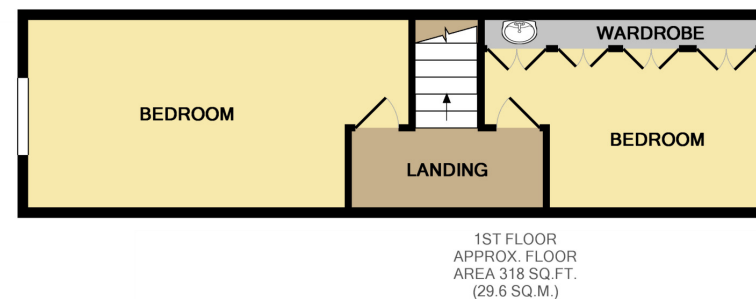
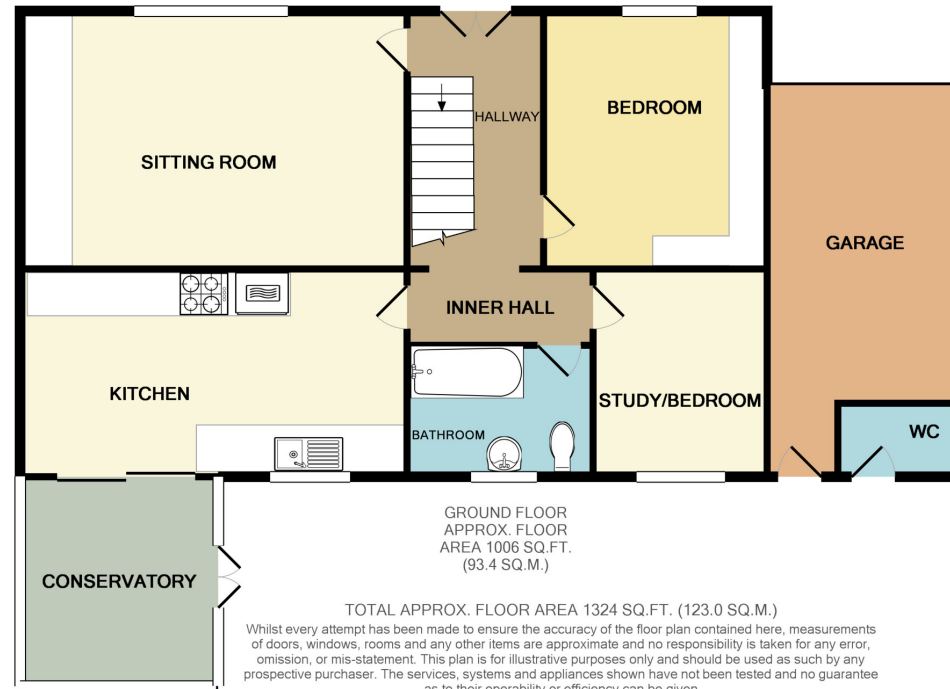
Viewing: Please contact the Brigg office on 01652 654833.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in August, 2017.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### IMPORTANT NOTICES

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