IDEAL
Estates & Property Management Ltd.
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100 The Park

Woodlands, Doncaster, DN6 7RH

Offers in the region of £132,500

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Ideal Estates are delighted to offer for sale this end of terrace property located on the much sought after area of The Park, Woodlands. Briefly benefitting from a modern fitted kitchen, open plan lounge / dining room, conservatory, three good size bedrooms, family bathroom and downstairs w/c. Being situated on a corner plot the property boasts well maintained gardens all around. Has a driveway with gated access providing off road parking for several cars. The location is with in walking distance of all local amenities, schools, pubs restaurants cafes and countryside walks as well as being in close proximity major motorway networks, Adwick train station and regular public transport.

ENTRANCE
Through a side facing black wooden door into the conservatory with access to the kitchen and downstairs w/c.

KITCHEN 14'4" x 7'3" (4.369 x 2.217)
A modern fitted kitchen offering a comprehensive range of white wall, base units and drawers, spacious work preparation surfaces inset with a white one and a half bowl drainer sink unit with mixer tap, complimentary tiled splash backs, a built in double electric oven and gas hob with extractor fan over, plumbing for a washing machine, tiled flooring, central heated radiator and power points. Access to the conservatory and lounge / diner.

LOUNGE / DINER 24'8" x 13'5" (7.537 x 4.107)
A fantastic size dual aspect lounge / dining room. Has a Georgian window to the front aspect and French doors looking out over the rear garden and enjoying stunning open aspect views of The Park. Has a display alcove, storage cupboard, coving to the ceiling, tv aerial, 2 central heated radiator and power points. Access to the kitchen and rear hallway.

DOWNSTAIRS W/C 6'9" x 2'8" (2.068 x 0.828)
Has l low flush w/c, fully tiled walls, houses the boiler and electric box.

CONSERVATORY 11'10" x 4'11" (3.630 x 1.509)
A light and airy conservatory with brick built base and wooden window frames, fitted base units, work surface and tiled flooring. Access to the front garden, kitchen and downstairs w/c.

STAIRS AND LANDING
A wide stair case with white spindle banister, storage cupboard and side facing window. Access to all rooms.

BEDROOM ONE 13'9" x 9'2" (4.208 x 2.804)
A rear facing master bedroom with central heated radiator and power points.

BEDROOM TWO 11'3" x 9'2" (3.442 x 2.804)
A front facing double bedroom currently being used as a dressing room, has central heated radiator and power points.

BEDROOM THREE 10'6" x 9'1" (3.218 x 2.781)
A good size rear facing double bedroom with built in wardrobes, central heated radiator and power points.

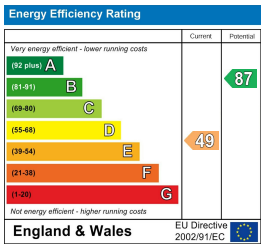
BATHROOM 6'10" x 6'8" (2.093 x 2.034)
A fitted family bathroom offering a white three piece suite comprising of a push button w/c, hand wash basin and bath with electric shower over. Tiled plash backs, central heated radiator, cupboard housing the water tank, tiled flooring and frosted window.

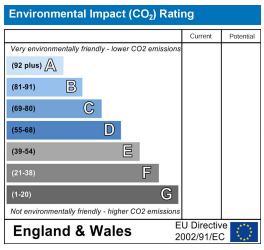
GARDENS
Being situated on a corner plot the property boast well maintained gardens to all aspects. The front of the property is hardstanding with established planted boarders leading onto a paved patio. A paved pathway leads all the way round to the rear garden, which is laid to lawn with planted shrubbery and paved patio area. The side aspect has a driveway providing off road parking for two cars and an area laid to lawn. The property is fully enclosed with gated access.

Area Map

Floor Plans

Energy Efficiency Graph





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