

3 Wynlea Drive, Blyth Road, Oldcotes



Offers In Region Of £155,000

A large style two double bedroom semi detached property offering spacious and well presented living accommodation, ideally positioned within a cul de sac location of the highly regarded village of Oldcotes.

This wonderful property offers generous sized rooms with a very good standard of presentation throughout and boasts a spacious sitting room, a modern open plan dining kitchen, very good sized double bedroom, a study which has the potential to become a third bedroom (subject to building regulations) and a stylish family bathroom.

The property is certainly worthy of an internal inspection which briefly comprises of; entrance hall, open plan dining kitchen, lounge, first floor landing, two double bedrooms, study and a family bathroom.

Sitting in a pleasant cul de sac position with a large loose stone and block paved driveway offering plenty of off road parking. A large private rear garden is a blank canvas, mainly laid to lawn with mature hedge boundaries providing a good degree of privacy.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The pretty semi rural village of Oldcotes is situated approximately 10 miles south of Doncaster town centre, enjoying ease of access to the A1(M) at Blyth and M18 at Maltby, opening up many other regional areas within comfortable commuting distance. The select township of Tickhill is approximately 3 miles away and Worksop approximately 5 miles.

Proceeding into Oldcotes on A60 turn left at the roundabout onto the A634 proceed down taking your first left turn into Wynlea Drive, this wonderful property is situated on the left hand side.

ACCOMMODATION

A white UPVC door with double glazed panels opens into the entrance hall.

ENTRANCE HALL

A well presented entrance hall with stairs rising to the first floor, a white six panel door opens into the dining kitchen, having a double power socket, inset down lighting, central heating radiator and complimented with attractive Travertine style ceramic floor tiles that continue through into the kitchen.



DINING KITCHEN

20' 5" x 8' 0" (6.22m x 2.44m) (reducing to 6"6)

A spacious and well presented kitchen which enjoys views of the rear garden from two UPVC double glazed windows and matching side door, having an excellent range of modern wall and base units finished in dove grey with contrasting grey roll top work surfaces and attractive splashback wall tiles. There is a stainless steel wash bowl with chrome mixer tap, integrated Lamona oven with matching four ring gas hob and extractor fan hood, fridge freezer point, space and provisions for a washing machine, various power sockets, inset down lighting, central heating radiator, attractive floor tiles and a useful under stairs storage cupboard which houses a modern Baxi combi boiler.



DINING KITCHEN



DINING KITCHEN



LOUNGE

13' 10" x 11' 7" (4.22m x 3.53m) A spacious sitting room with attractive modern decoration, having a pleasant outlook from a front facing UPVC double glazed window with fitted vertical blinds, various double power sockets, various tv aerial points, phone point, central heating radiator and provisions for a wall mounted television.



LOUNGE



FIRST FLOOR LANDING

Stairs rise to a well presented first floor landing, having white six panel doors open to all rooms, a side facing UPVC double glazed window and loft access to the ceiling.



BEDROOM 1

14' 0" x 9' 7" (4.27m x 2.92m) A generous sized and well presented double bedroom enjoying pleasant views from a UPVC double glazed window, having various double power sockets, provisions for a wall mounted television and a central heating radiator.



BEDROOM 1



BEDROOM 2

13' 2" x 8' 10" (4.01m x 2.69m) This is another good sized double bedroom with a pleasant view of the rear garden from a UPVC double glazed window, having various power sockets provisions for a wall mounted television and a central heating radiator.



BEDROOM 2



STUDY

5' 10" x 3' 8" (1.78m x 1.12m) This useful space could be a study or extended into bedroom one to create a third bedroom. Having a pleasant view from a front facing UPVC double glazed window, various double power sockets, tv aerial point, phone point and a central heating radiator.



BATHROOM

An attractive contemporary family bathroom incorporating a deep bath with chrome fittings, a shower over and screen, matching wash basin with pedestal and chrome mixer tap, low level flush wc, chrome heated towel rail, inset down lighting, UPVC double glazed obscure window and complimented with stylish wall and floor tiles.



OUTSIDE

Having a very good sized front garden with block paved pathway and decorative loose stone driveway offering ample off road parking, gated access leads to the rear garden.

The rear garden is larger than average with a corner style position, mainly laid to lawn with mature hedged boundaries, ideal for children playing or entertaining this great sized garden will enjoy plenty of sunshine throughout the day along with a good degree of privacy.



OUTSIDE



OUTSIDE



DATED - 03/08/2021

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.