



Riverside Lane, Wheatley Doncaster



welcome to

Riverside Lane, Wheatley Doncaster

Situated on this popular development in Wheatley is this four double bedroom detached family home with front and rear gardens, off road parking and a garage. Benefiting from no onward chain with easy access to a host of local amenities and transport links. This could make the perfect family home!



Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor.

Lounge

A spacious lounge with a front facing double glazed window, two central heating radiators and a useful understairs storage cupboard. Access through to the dining kitchen.

Dining Kitchen

Fitted with a modern range of high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an eye level integrated electric oven, an integrated fridge-freezer and dishwasher. There is complimentary splashback, under unit lighting, laminate flooring, two central heating radiators, area for a dining table and chairs, a rear facing double glazed window and rear facing French doors with double glazed side panels leading out to the rear garden. Access through to the utility room.

Utility Room

Fitted with wall and base units with work surface beneath which is space for white goods. There is laminate flooring, a rear facing double glazed window and access through to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with splashback tiling, a central heating radiator and a side facing obscure double glazed window.

First Floor Landing

With two useful storage cupboards, a central heating radiator and a loft hatch.

Bedroom One

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 with mixer tap and a shower cubicle with shower. There is splashback tiling and a central heating radiator.

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.

Bedroom Four

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is splashback tiling, laminate flooring, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a block paved double driveway providing off road parking which leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with patio area.

Garage

With an up and over door.



view this property online williamhbrown.co.uk/Property/DCR125169



welcome to

Riverside Lane, Wheatley Doncaster

- IDEAL FOR GROWING FAMILIES
- POPULAR DEVELOPMENT
- SPACIOUS LOUNGE
- REAR ASPECT DINING KITCHEN
- UTILITY AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125169



Property Ref:
DCR125169 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk