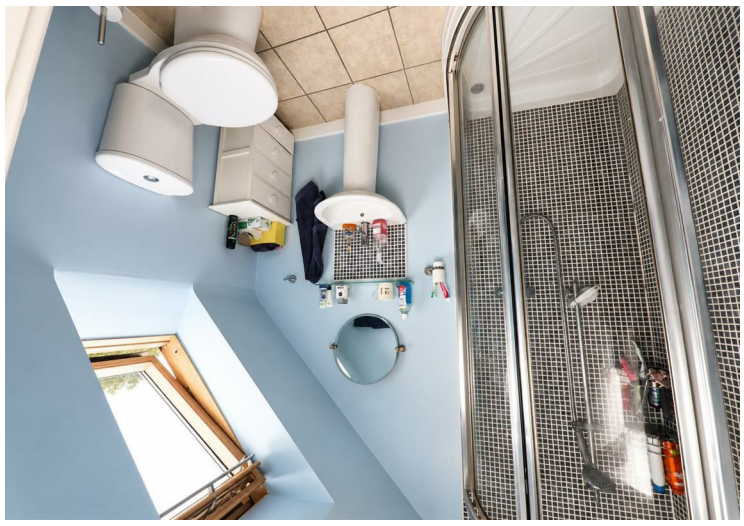

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Farnley Road, Woodfield Plantation, Doncaster, DN4 8TP
Guide Price £185,000 - £195,000

*****GUIDE PRICE £185,000 - £195,000*****

A CONTEMPORARY STYLED 3 STOREY 3 BEDROOM HOUSE / LOVELY REAR GARDEN / PRIVATE OUTLOOK / CAR PARKING & GARAGE / LOUNGE WITH GARDEN DOORS / 3 DOUBLE BEDROOMS / EN-SUITE SHOWER ROOM / POPULAR DEVELOPMENT / VIEWING A MUST //

Located on this popular development, a contemporary styled 3 storey, 3 bedroom house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall, ground floor WC off, a spacious lounge with two sets of French doors on to the rear garden, a separate dining kitchen with integrated cooking appliances. On the first floor there are two large double bedrooms and a modern bathroom whilst on the top floor there is a large principle bedroom suite which includes an en-suite shower room. Outside are attractive gardens, the rear feels private and secluded with to the rear and a brick garage. Woodfield Plantation forms part of a modern development with good access to a good range of local amenities including a local shops, a supermarket, schools and a local pub. Plus good access to the A1 and motorway networks. Early viewing is recommended.

ACCOMMODATION
A composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
From here there is a staircase to the first floor accommodation with a built-in understairs storage cupboard, all smartly finished with an LVT style flooring, two ceiling light points, smoke alarm, central heating radiator and a door to a ground floor WC.

GROUND FLOOR WC
This is fitted with a two-piece white suite that comprises of a low flush WC, and a pedestal wash hand basin. There's a continuation of the LVT flooring, central heating radiator, extractor fan and a ceiling light.

LOUNGE
16'0" x 10'6" (4.88m x 3.20m)
A good-sized rear-facing reception room. It has two sets of PVC double glazed double opening doors which give access into the rear garden, a continuation of the LVT flooring, two central heating radiators and a central ceiling light.

BREAKFAST KITCHEN
14'9" x 9'0" (4.50m x 2.74m)
This is a good size, it is fitted with a range of modern high and low level units finished with a roll edge work surface. There is a four ring gas hob with an extractor hood above, an integrated oven, a single drainer stainless steel sink unit with a mixer tap, plumbing and space for an automatic washing machine and dishwasher and space for a tall fridge freezer. There is a PVC double glazed window to the front, LVT style flooring, two central ceiling lights and a central heating radiator.

FIRST FLOOR LANDING
Has a central heating radiator, central ceiling light, a doorway which gives access to the staircase leading to the top floor. There is a tall built-in cupboard and doors to the bedrooms and bathroom.

BEDROOM 2
13'0" x 9'0" (3.96m x 2.74m)
A lovely double bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
12'4" x 9'0" (3.76m x 2.74m)
A very good sized third double bedroom with a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM
Fitted with a modern three-piece white suite that comprises of a panelled bath with a mixer shower over, a floating wash hand basin and a low flush WC. There is tiling to the shower area, LVT style flooring and a central heating radiator. A PVC double glazed window, extractor fan and a built-in cupboard which houses a gas fired combination type boiler which supplies domestic hot water and the central heating systems.

STAIRCASE TO UPPER FLOOR
There is a PVC double glazed window, central heating radiator and a ceiling light.

PRINCIPLE BEDROOM
17'8" max x 12'6" (5.38m max x 3.81m)
This is a large space, as evidenced by the room measurements. It has a timber casement double glazed Velux window to the rear and further PVC double glazed window to the front, a double panel central heating radiator, a central ceiling light, and an access point into the loft space.

EN-SUITE SHOWER ROOM
Fitted with a modern white suite that comprises of a corner shower enclosure, a wash hand basin and a low flush WC. There is a double glazed Velux window, a central heating radiator. LVT style flooring, extractor fan and a ceiling light.

OUTSIDE
The property has an attractive open plan front garden. To the left hand side of the property there is a broad brick arch which continues and gives access into the rear of the property, where there is more secure off-road parking and a brick garage.

BRICK GARAGE
With a metal up and over door power and light laid on.

REAR GARDEN
The garden itself is all enclosed, it has a paved patio with decking and steps up onto a lawn which is all nicely enclosed with a decorative border stocked with a variety of shrubs and plants. The property has an advantage of no other properties directly overlooking it from the rear. There is a garage with an up and over style door with power and light laid on.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

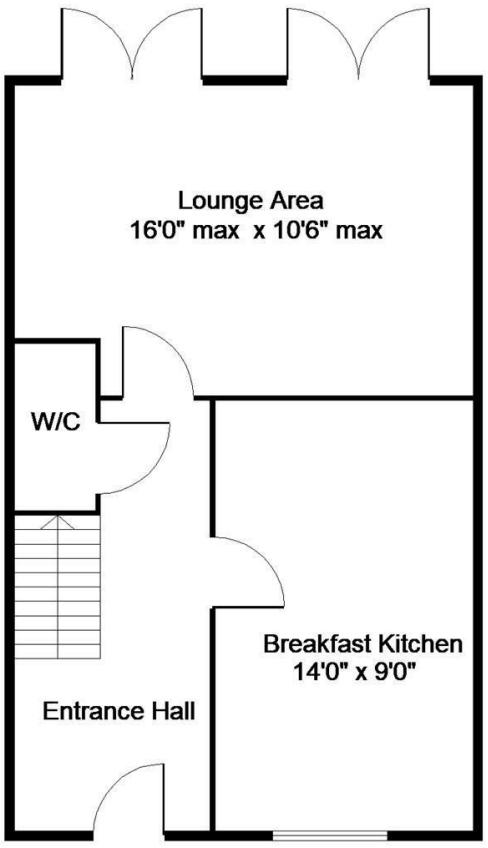
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

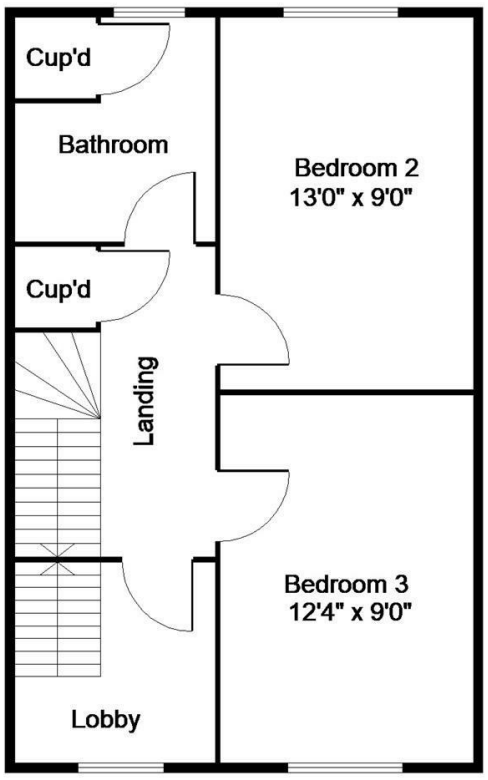
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

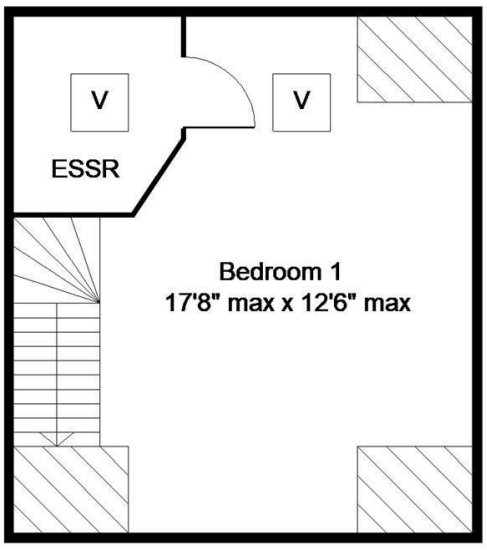
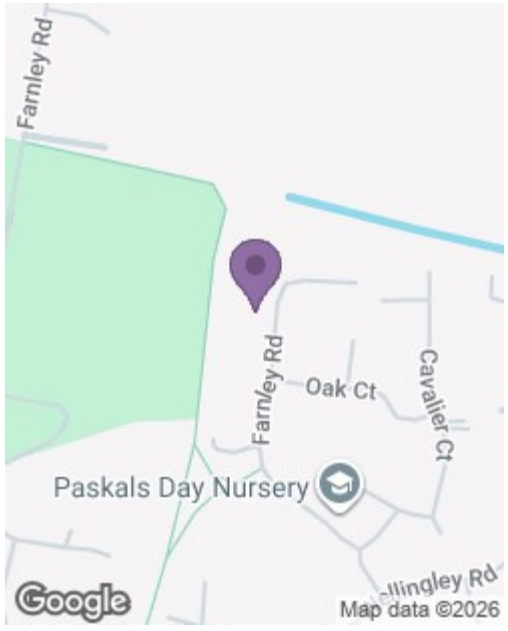
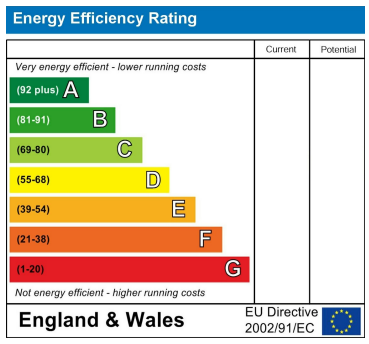
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Second Floor