



## 3 Westwood Road Bawtry, Doncaster, DN10 6XB Offers Over £475,000

A superb family home set within a private gated entrance featuring electric gates and a pleasant outlook onto woodland to the front. Offering extended accommodation and lying on the edge of this very popular residential estate an early viewing is recommended. Comprises: hall, formal lounge, study/playroom, open plan extended kitchen/breakfast room enjoying views over the secluded garden, formal dining room, utility and cloaks/wc. First floor there is a sizeable master bedroom with built in wardrobes and a modern ensuite, further 3 bedrooms (two with built in wardrobes), modern family bathroom. Outside there is a decorative paved driveway offering parking for 4/5 cars, further detached double garage with electric doors and side area with path leading to enclosed private garden, raised patio, mature shrubs and trees.

- Superb family home with extended accommodation
- Gated entrance with ample parking and detached double garage
- Home office/play room
- Formal lounge with recently installed log burning stove
- Separate dining room leads from the kitchen
- Extended kitchen/breakfast room with space for table
- Sought after area with reputable schools
- Host of amenities within Bawtry including boutique shops and restaurants
- Motorway links closeby
- Freehold, council tax band E

### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



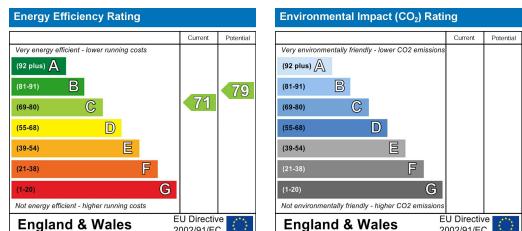
## Floor Plan



## Area Map



## Energy Efficiency Graph



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