



Wroxham Way, Cusworth Doncaster

welcome to

Wroxham Way, Cusworth Doncaster

GUIDE PRICE £150,000-£160,000 This two bedroom spacious semi-detached family home is ideal for a first time buyer or growing family, benefiting from a garage, a shared drive and a superb generous rear garden. Situated within close reach to a range of shops, schools and amenities.



Entrance

With a side facing exterior door and a side facing double glazed window.

Lounge

With a front facing double glazed window, coving to the ceiling, stairs which rise to the first floor landing and a feature fireplace as the focal point of the room.

Dining Room

With a gas feature fireplace, a side facing double glazed window, a central heating radiator and a useful storage pantry.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is a rear facing double glazed window, rear facing French doors to the garden, complimentary tiling and a central heating radiator.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and a useful storage cupboard.

Bedroom Two

With a rear facing double glazed window and a useful storage cupboard.

Family Bathroom

Fitted with a low flush W.C, a shower cubicle with shower and a wash hand basin. There is a rear facing double glazed window, coving to the ceiling and a heated towel rail.

Outside

To the front of the property there is a hard landscaped garden providing a low maintenance frontage, there is a shared driveway which is paved and in-turn leads to the garage. To the rear the garden is graveled and enclosed with fencing.

Garage

With an up and over door.



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Wroxham Way, Cusworth Doncaster

- GUIDE PRICE £150,000-£160,000
- TWO BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- IDEAL STARTER HOME

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£150,000-£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR126648](https://www.williamhbrown.co.uk/Property/DCR126648)



Property Ref:
DCR126648 - 0002

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