



Trusdale Close, Wheatley Doncaster

welcome to

Trusdale Close, Wheatley Doncaster

Situated in this sought after development of Wheatley is this three bedroom semi-detached home, offered to the market with no onward chain and benefits from NHBC warranty the property is ideally situated within close reach to a range of shops, schools and excellent transport links.



Entrance Hall

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

Lounge

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

W.C

Fitted with a low flush W.C, a wash hand basin, a central heating radiator and an extractor fan.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a gas hob with extractor above and splashback, a double eye level oven on a grill, an integrated fridge freezer, plumbing for a washing machine and space for a dishwasher. There are rear facing French doors, a rear facing double glazed window, underunit lighting and a central heating radiator.

First Floor Landing

With a loft hatch and a central heating radiator.

Bedroom One

With a front facing double glazed window, a central heating radiator and access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a walk-in shower and a hand wash basin with mixer tap. There is a front facing obscured double glazed window, a heated towel rail and partial tiling.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a wash hand basin, a bath tub and downlights to the ceiling. There is an extractor fan and a heated towel rail.

Outside

To the front of the property there is a driveway providing off road parking for two cars. To the rear the garden is mainly laid to lawn with fencing to the perimeter and a patio area.



view this property online williamhbrown.co.uk/Property/DCR126933



welcome to

Trusdale Close, Wheatley Doncaster

- THREE BEDROOM SEMI-DETACHED PROPERTY
- NHBC WARRANTY
- DOUBLE DRIVEWAY AND ENCLOSED REAR GARDEN
- DINING KITCHEN
- POPULAR SOUGHT AFTER DEVELOPMENT

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£195,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126933



Property Ref:
DCR126933 - 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