



Ancient Drive, Woodlands Doncaster

welcome to

Ancient Drive, Woodlands Doncaster

Situated on the popular Skylark Grange development is this three bedroom detached family home with en-suite shower room, ground floor W.C and no onward chain. The property benefits from a driveway, an impressive landscaped garden and a dual aspect lounge. Ideal for a growing or extended family!



Entrance

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

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin with mixer tap, a central heating radiator and a front facing obscure double glazed window.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a four ring gas hob, an electric oven and grill with cooker hood above, space for an American style fridge freezer, a built-in dishwasher and plumbing for a washing machine. There is tiled flooring, front and rear facing double glazed windows and a central heating radiator.

Lounge

With a front facing double glazed window, French doors which give access to the rear garden, a useful storage cupboard, a central heating radiator and laminate flooring.

First Floor Landing

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

Bedroom One

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

En-Suite Shower Room

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

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.

Family Bathroom

Fitted with a low flush W.C, a panelled bath with shower over and a wash hand basin with mixer tap. There is partial tiling, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front there is an open plan lawn with a footpath to the entrance and a spacious side driveway which provides off road parking. To the rear the garden is mainly laid to lawn with fencing to the perimeter, sleepers to the borders and a generous patio area.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ancient Drive, Woodlands Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO A HOST OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- OFF ROAD PARKING
- SPACIOUS DINING KITCHEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125679 - 0004

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.

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