



Blackbird Grove, Woodlands Doncaster

welcome to

Blackbird Grove, Woodlands Doncaster

This beautifully presented three bedroom detached family home is situated on this sought after development in woodlands and benefits from NHBC warranty, off road parking and stylish fittings throughout. Ideally situated close to a range of shops, schools and local amenities.



Entrance Hall

With a front facing double glazed composite door, a central heating radiator and access to the ground floor W.C.

Ground Floor W.C.

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

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an integrated dishwasher, an electric oven and grill, a hob with extractor above, an integrated fridge-freezer and plumbing for a washing machine. There are front and side facing double glazed windows, French doors to the rear garden and a central heating radiator.

Lounge

With front and side facing double glazed windows, a central heating radiator and a useful downstairs storage cupboard.

First Floor Landing

With a central heating radiator and access to all bedrooms and family bathroom.

Bedroom One

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

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a walk-in shower. There is a central heating radiator and an extractor fan.

Bedroom Two

With a central heating radiator, a loft hatch, front and side facing double glazed windows.

Bedroom Three

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

Bathroom

Fitted with a low flush W.C, a hand wash basin and a bath with shower over. There is a central heating radiator and a side facing obscure double glazed window.

Outside

To the rear of the property the garden is mainly laid to lawn with a patio area and fencing to the perimeter. There is a double driveway positioned to the rear providing off road parking.

Agent's 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.



view this property online williamhbrown.co.uk/Property/DCR127215



welcome to

Blackbird Grove, Woodlands Doncaster

- THREE BEDROOM DETACHED PROPERTY
- NHBC WARRENTY
- WELL PRESENTED THROUGHOUT
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMINITIES
- SOUGHT AFTER DEVELOPMENT

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127215



Property Ref:
DCR127215 - 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