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## Park Lane, Doncaster

£350,000

3Keys Property are excited to offer this extended, fully refurbished 4 double bedroom detached dormer bungalow to the open sales market. Situated in the rural village of Westwoodside, Doncaster, this property benefits from 2 reception rooms, kitchen/breakfasting room, 2 ground floor bedrooms and family bathroom, 2 further double bedrooms to first floor and shower room. Stunning rear garden which is south west facing, a driveway for 3 cars, additional parking to the front for a further 2 cars and detached garage and carport. To view this immaculate bungalow, contact 3Keys Property today 01302 867888.

- 4 DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- STUNNING GLASS ROOF GARDEN ROOM
- FRONT ASPECT SPACIOUS LOUNGE
- GROUND FLOOR BATHROOM WITH WALK IN SHOWER
- DETACHED GARAGE & PARKING FOR 5 CARS

- IMMACULATELY PRESENTED THROUGHOUT
- LARGE SOUTH WEST FACING REAR GARDEN, BEAUTIFULLY LANDSCAPED
- BREAKFASTING KITCHEN WITH INTEGRATED APPLIANCES
- 2 BEDROOMS TO FIRST FLOOR & SHOWER ROOM
- CENTRAL LOCATION WITH EASY ACCESS TO AMENITIES AND LOCAL TRANSPORT LINKS

## PROPERTY DESCRIPTION

3Keys Property are excited to offer this extended, fully refurbished 4 double bedroom detached dormer bungalow to the open sales market. Situated in the rural village of Westwoodside, Doncaster, this property benefits from 2 reception rooms, kitchen/breakfasting room, 2 ground floor bedrooms and family bathroom, 2 further double bedrooms to first floor and shower room. Stunning rear garden which is south west facing, a driveway for 3 cars, additional parking to the front for a further 2 cars and detached garage and carport.

Westwoodside is a small village located to the east of Doncaster. It is part of the larger area known as the Isle of Axholme in North Lincolnshire and not far from the town of Epworth. Though Westwoodside is a relatively quiet and rural village, it offers a charming countryside feel with a close-knit community. The village is known for its scenic views, green spaces, and a mix of traditional and modern housing. The area is often favoured by those looking for a peaceful and semi-rural lifestyle while still being accessible to larger towns and cities, including Doncaster itself, which is a short drive away. It offers a mix of local amenities, including pubs, schools, and shops, with more comprehensive services available in Doncaster, Haxey and Epworth.

## ACCOMMODATION

A small entrance porch ensures the cold is kept at bay before entering the property. With single pendant light fitting and carpet to floor.

Entrance hall with a stunning, engineered wood floor which runs throughout the large spacious hallway and 2nd bedroom on the first floor. The entrance hall has 3 large storage cupboards and gives access to the kitchen/breakfasting room, both ground floor bedrooms, lounge and bathroom. There are stairs leading to the first floor accommodation. With 2 radiators, 3 single pendant light fittings and a side aspect window which fills this room with light.

Front aspect lounge with feature fireplace, carpet to floor, radiator and 2 single pendant light fittings.

Stylish, fully fitted kitchen with a range of white shaker style floor and wall units with contrasting black worktops and tiled splash backs, integrated appliances include a double oven, gas 5 burner ring hob with extractor hood and plumbing for washing machine. Rear aspect window, wood effect Titan vinyl tiled floor, radiator and 4 flush light pendants. There are French doors to the glass garden room and a side access door to the driveway.

The glass garden room provides a wonderful space to entertain as well as the best place to enjoy the beautiful garden all year round. It has a wood effect laminate floor, wall lights, 2 fixed electric radiators and French doors onto rear garden.

Part tiled family bathroom with white suite comprising bath tub, hand basin, wc and walk in shower. Side aspect window, vinyl floor covering, heated towel rail, mirrored vanity unit with light and spot lighting.

Bedroom 1 is rear aspect with a large range of fitted wardrobes and furniture, fitted carpet, radiator and single pendant light fitting.

The second double bedroom to the ground floor has a front aspect window, radiator and single pendant light fitting.

## FIRST FLOOR ACCOMMODATION

Landing with carpet fitted to floor, Velux style window, access to eaves storage space and single pendant light fitting,

Bedroom 3 is also a double bedroom with rear aspect window, fitted carpet, radiator, eaves storage cupboard and single pendant light fitting.

Bedroom 4 is a double bedroom with front aspect window, fitted carpet, radiator and single pendant light fitting.

Fully tiled shower room with white suite comprising walk in shower, hand basin and wc, Velux style window, heated towel rail, spot lighting and vinyl floor covering.

## EXTERNAL

To the front of the property is garden landscaped with paving and decorative stone providing parking for 2 cars; in addition, there is a driveway with parking for 3 cars leads to the carport and detached garage which has barn style doors, power and lighting. There is access to the secure rear garden which is a show stopper. The large, south west facing rear garden is well maintained and largely laid to lawn. With a wide range of mature shrubs and flowers, 3 storage sheds and a large patio area, this garden is at its best in the summer and provides a glorious space to entertain friends and family.

To view this property, contact 3Keys Property today 01302867888.

## PORCH AND ENTRANCE HALL



## LOUNGE

3.61m x 6.36m (11' 10" x 20' 10")

## KITCHEN/BREAKFASTING ROOM

3.86m x 4.96m (12' 8" x 16' 3")

## GARDEN ROOM

3.19m x 5.81m (10' 6" x 19' 1")

## BEDROOM 1

3.61m x 4.85m (11' 10" x 15' 11")

## BEDROOM 3

3.34m x 3.31m (10' 11" x 10' 10")

## BATHROOM

2.16m x 2.54m (7' 1" x 8' 4")

## LANDING

## BEDROOM 2

3.62m x 4.99m (11' 11" x 16' 4") MAX MEASUREMENT

## BEDROOM 4

3.60m x 4.29m (11' 10" x 14' 1")

## SHOWER ROOM

1.70m x 2.32m (5' 7" x 7' 7") RESTRICTED HEAD ROOM

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Boiler - Combination boiler installed 11 years ago.

Garage - lighting and power with own electric junction box.

## DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an

GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.

1ST FLOOR  
612 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA - 1868 sq.ft. (173.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual dimensions should be taken before any offer is made. The floorplan is provided for guidance only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given. Measurements are to the best of our knowledge and are not intended to be a guarantee.

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