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## Wakelam Drive, Doncaster

£155,000

3Keys Property are delighted to present to the open sales market this modern 3 bedroom semi detached property overlooking the open green on this highly sought after development in Armthorpe, Doncaster. The property benefits from a kitchen/diner to the rear of the property, a downstairs WC and driveway for 2 cars. The property is situated close to local schools and amenities. To view, please contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED HOME
- OPEN PLAN SPACIOUS LOUNGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY FOR TWO CARS
- LOVELY OPEN VIEW TO FRONT

- FULLY FITTED KITCHEN WITH DINER
- INNER HALLWAY & DOWNSTAIRS WC
- 2 DOUBLE BEDROOMS
- POPULAR ARMTHORPE DEVELOPMENT
- LOCATED WITHIN EASY ACCESS TO LOCAL AMENITIES, SCHOOLS & MOTORWAY ACCESS

## ENTRANCE HALL

Carpet to floor, radiator, single pendant light fitting, door leading to lounge and downstairs WC.

## CLOAKROOM WC

0.86m x 1.75m (2' 10" x 5' 9") Front aspect obscure glass window, WC, hand basin, single pendant light fitting, radiator and vinyl covering to floor.

## LOUNGE

3.75m x 4.81m (12' 4" x 15' 9") Maximum measurements. Open plan lounge with stair case to first floor, front aspect window, single pendant light fitting, radiator, wood effect laminate flooring and door leading to kitchen.

## KITCHEN/DINER

4.57m x 2.52m (15' 0" x 8' 3") Fully fitted kitchen with integrated oven, hob and extractor hood, plumbing for washing machine, sink unit with mixer tap, tiled splash backs, 2 single pendant light fittings, radiator, vinyl covering to floor, storage cupboards under stairs and French doors leading to the rear garden and rear aspect window from kitchen.

## BEDROOM 1

2.61m x 4.06m (8' 7" x 13' 4") Front aspect window, carpet to floor, single pendant light fitting, radiator.

## BEDROOM 2

2.62m x 3.27m (8' 7" x 10' 9") Rear aspect window, carpet to floor, single pendant light fitting, radiator.

## BEDROOM 3

0.82m x 3.10m (2' 8" x 10' 2") increasing to 1.87m x 3.10m (6' 2" x 10' 2") L shaped room with front aspect window, carpet to floor, single pendant light fitting, radiator and bulkhead store cupboard.

## BATHROOM

1.89m x 1.69m (6' 2" x 5' 7") Part tiled and part panelled walls, rear aspect window, white bath tub with shower over, hand basin, WC, radiator, single pendant light fitting, vinyl

floor covering.

## LANDING

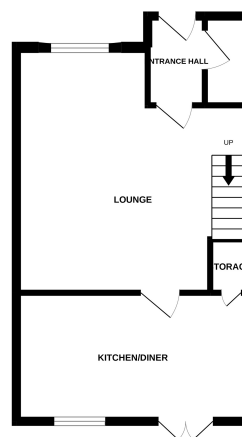
Side aspect window, carpet to floor and access to loft. single pendant light fitting and radiator.

## EXTERNAL

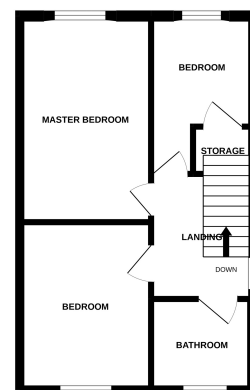
To the front of the property is a grass lawn with mature shrubs and a stepped footpath leading to the front door, the property overlooks the open green to the front and has a driveway to the side of the property for 2 cars. The rear garden is mainly laid to lawn with a patio area, and fence and wall border.



GROUND FLOOR



1ST FLOOR



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