



33 Rowena Drive,

Scawsby, Doncaster, DN5 8QY

Offers in the region of £175,000



Viewing is a must on this single story extended, 3 bed roomed property which is located on Rowena Drive in Scawsby. The property briefly benefits from a front facing living room, a spacious open plan dining room through to the kitchen with French doors leading out to the low maintenance rear garden. Having a separate utility room and downstairs toilet. The first floor offers 3 bedrooms and a modern family bathroom.

Benefitting from an enclosed garden with storage sheds, a well presented front garden and hardstanding driveway.

The EPC rating is excellent as this home is supplied with solar panels, a combi boiler, double glazing throughout and loft insulation. Being offered with no forward chain

This is a turn key property ideal to just move straight in. It is Ideal for Families and commuters as it is close to plenty of local amenities, schools, regular bus routes and easy access to major transport links.



Hallway 13'5" x 5'7" (4.104 x 1.719)

A good sized hall way with a white uPVC and glass door , carpeted hallway, radiator, smoke alarm, power points, and access to the stairs ,lounge and diner.

Lounge 12'8" x 12'4" (3.885 x 3.768)

A front facing bay window ,feature coal effect Electric fire with marble hearth ,Radiator, power points for sky and tv, and a hive thermostat.

Dining Room 18'11" x 9'8" (5.772 x 2.960)

Open plan diner leading through to the kitchen area with a side window, Laminate flooring ,radiator, and power points.

Kitchen 12'9" x 8'3" (3.893 x 2.531)

A light and airy open plan kitchen / diner with radiator ,power points ,place for gas or Electric cooker, a range of Maple style wall and base units, integrated dish washer, black and grey marble style worktops with cream tiled splashbacks, one and a half bowl black sink and drainer, stainless steel mixer tap, Pitched roof with spot lights, and French uPVC doors leading out onto the garden.

W/C 4'6" x 3'4" (1.373 x 1.027)

Consisting of a low flush w/c and white sink unit

Utility 5'1" x 4'11" (1.562 x 1.518)

With a side facing window, a combi boiler, plumbing for an automatic washing machine and a vents for a tumble dryer.

Stairs /landing

A spacious stairs and landing having access to all rooms, power point, radiator, and a side facing window.

Bedroom 1 12'10" x 10'0" (3.917 x 3.071)

A front facing double bedroom with lots of fitted wardrobe space. White uPVC window ,radiator and power points .

Bedroom 2 12'4" x 9'1" (3.768 x 2.779)

A good sized rear facing double bedroom with fitted wardrobes, radiator, cupboard space and power points.

Bedroom 3 8'3" x 7'11" (2.540 x 2.417)

This bedroom has front facing white uPVC window with radiator and power points .

Bathroom 7'0" x 5'5" (2.155 x 1.668)

A modern fully tiled bathroom with side and rear facing widows, consisting of a W/C and sink unit which is housed with in a white fitted unit with cupboards. A free standing corner shower cubicle with a mains shower, spot lights and extractor fan.

Garden

To the front is a concrete driveway great for off road parking and a pebbled area to the side with a slabbed starred centre piece.

To the rear is a good size garden with concrete patio and pathway to a artificial lawned area, and access to the three sheds great for storage.

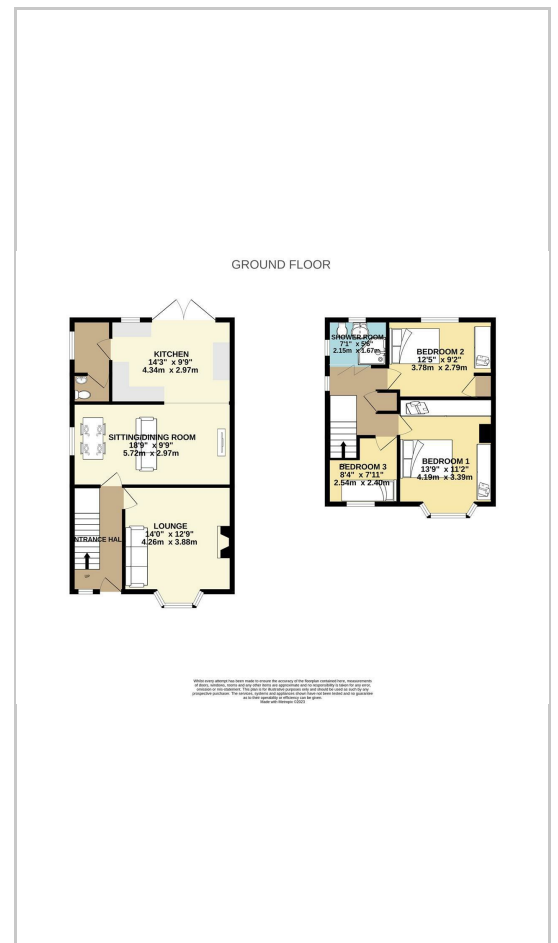
ADDITIONAL INFORMATION

Standard construction, Council tax B. Solar panels

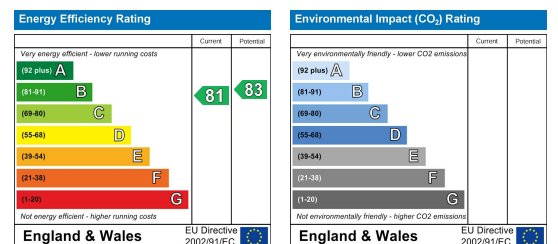
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

