



Mattersey Road, Everton Doncaster DN10 5BN



welcome to

Mattersey Road, Everton Doncaster

BEAUTIFULLY presented semi-detached house in this most SOUGHT AFTER ROAD in Everton. SPACIOUS and VERSATILE accommodation arranged OVER THREE FLOORS, sun room, front and rear gardens and OFF ROAD PARKING. Early viewing recommended.



Ground Floor Accommodation

Entrance Lobby

Accessed via the main entrance door on the side elevation and housing the stairs to the first floor landing.

Lounge

18' 5" x 10' 10" extending to 11' 1" (5.61m x 3.30m extending to 3.38m)

Light and bright main reception room having two front facing double glazed windows and gas fired burner. Two central heating radiators, two ceiling roses and a TV aerial point.

Kitchen/ Dining Room

18' 4" x 13' 4" (5.59m x 4.06m)

Spacious Kitchen with traditional style wall and base units, complimentary worktops incorporating a breakfast bar and a double stainless steel sink with mixer tap. Benefiting from integrated appliance including fridge freezer, dishwasher, double oven, hob and extractor fan. Central heating radiator and bifold doors to the sun room.

Sun Room

12' 3" x 12' 1" (3.73m x 3.68m)

Lovely sun room with a large rear facing double glazed window and glazed door into the garden, Multi fuel burner, two central heating radiators and access to the utility room and wc.

Utility Room & Wc

12' 2" x 4' 2" (3.71m x 1.27m)

Utility room fitted with wall and base units, complimentary worktops and a butler sink. This room also doubles up as a cloakroom with a WC. Rear facing double glazed frosted window, heated towel rail and having space for fridge, freezer and washing machine.

First Floor Accommodation

Landing

Having built in cupboards, shelving, front facing double glazed window and two central heating radiators.

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

Spacious double bedroom having front facing double glazed window and central heating radiator.

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)

Double bedroom having rear facing double glazed windows and central heating radiator.

Bedroom Three

12' 6" x 10' 9" (3.81m x 3.28m)

Double bedroom with rear facing double glazed window, central heating radiator and access to the Jack and Jill en-suite.

Jack & Jill Shower Room

Jack and Jill en-suite fitted with a walk in shower with a glass screen, pedestal wash hand basin and wc. Part tiled walls and frosted side facing double glazed window.

Bedroom Four

12' 5" x 9' (3.78m x 2.74m)

Double bedroom having two front facing double glazed windows, two central heating radiators and access to the Jack and Jill en-suite.

Bathroom

Bathroom fitted with a shower cubicle, wc, pedestal wash hand basin and bath with a shower attachment. Heated towel rail, frosted rear facing double glazed window and tiled walls.

Second Floor Accommodation

Second Floor Landing

Shower Room

Shower room fitted with a shower cubicle, wc and wash hand basin. Spotlights to the ceiling, velux style window and a heated towel rail.

Bedroom Five/ Family Room

21' 11" plus door recess x 14' 4" narrowing to 11' 6" reduced head height (6.68m plus door recess x 4.37m narrowing to 3.51m reduced head height)

A generous size space having a side facing double glazed window, three velux style windows, three central heating radiators, spotlights to the ceiling and a useful storage cupboard.

Study

11' 10" x 5' 4" reduced head height (3.61m x 1.63m reduced head height)

Study area with velux style window offering stunning views over countryside and a central heating radiator.

External

Smart looking property with black wrought iron railings to the front and a small garden area laid with decorative gravel. To the side elevation there is covered off road parking for two cars and access to the rear garden.

The garden is well maintained and offers a decked area with pergola, lawn, paved seating area, graveled borders with a variety of plants and shrubs, boiler room and summer house.

Storage Garage

15' 2" x 14' 5" (4.62m x 4.39m)

Storage garage with power and light connected and side courtesy door.



view this property online williamhbrown.co.uk/Property/BWY107403



welcome to

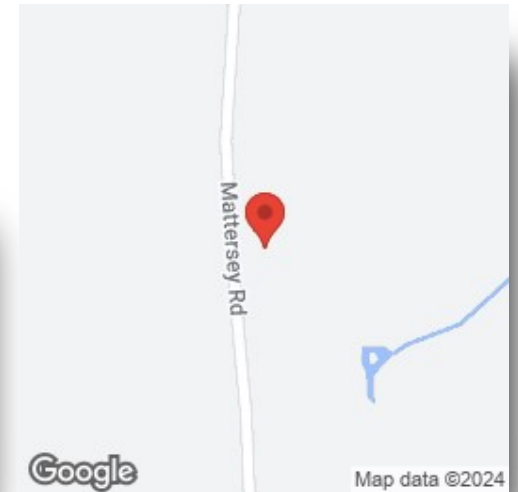
Mattersey Road, Everton Doncaster

- Well Presented Semi-Detached House
- Desirable Area
- Versatile Accommodation
- Five Double Bedrooms
- Jack & Jill En-suite, Shower Room and Family Bathroom

Tenure: Freehold EPC Rating: Awaited

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107403



Property Ref:
BWY107403 - 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.

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 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South Yorkshire, DN10 6JE



williamhbrown.co.uk