



**Vervain Cottages, Hill Road, Bircotes, Doncaster DN11 8JR**

**welcome to**

**Vervain Cottages, Hill Road, Bircotes Doncaster**

Superb THREE bedroom semi-detached house available with NO ONWARD CHAIN and having a GENEROUS size plot, ample OFF ROAD PARKING and all within WALKING DISTANCE of local amenities. Early viewing highly recommended.



## Ground Floor Accommodation

### Entrance Lobby

Accessed via a front facing main entrance door and having a coat cupboard, access to the cloakroom and kitchen/diner.

### Cloakroom

Comprising of a wash hand basin with fitted cupboards below and a WC. Front facing double glazed window with obscure glass and a central heating radiator.

### L Shaped Kitchen/Diner

20' 2" max x 16' 8" max ( 6.15m max x 5.08m max )  
A modern kitchen fitted with a good range of cabinetry, complimentary worktops over with inset sink and drainer plus a central island doubling up as a breakfast bar. Having an integrated fridge/freezer, space for a dishwasher, range style cooker with extractor hood above and splashback tiling. A spacious room flooded with natural light from front facing double glazed window and side facing glazed doors and having plenty of space for a dining room table. Beamed ceiling, stylish wall lights, two central heating radiators, storage cupboard with space for the washing machine, useful pantry, fitted dresser, shelving unit and window seat.

### Lounge

21' 1" max x 16' 9" max ( 6.43m max x 5.11m max )  
Main reception room housing the stairs to the first floor landing and having double glazed side facing window and French doors leading to the rear garden. Feature fireplace, stylish wall lights, beamed ceiling, fitted carpet and central heating radiator.

## First Floor Accommodation

### Landing

Side facing double glazed window and central heating radiator.

### Bedroom One

13' 2" x 8' 3" plus door recess ( 4.01m x 2.51m plus door recess )  
Double bedroom with rear facing double glazed window, wall lights, laminate flooring, coving to the ceiling and central heating radiator.

### Bedroom Two

10' 8" extending to 13' 4" x 9' 1" ( 3.25m extending to 4.06m x 2.77m )  
Double bedroom with front facing window, central heating radiator, wall lights, walk in wardrobe with hanging rail and central heating radiator.

### Bedroom Three

10' 3" x 8' 2" max ( 3.12m x 2.49m max )  
Good size third bedroom with rear facing double glazed window, wall lights shelving to alcove and central heating radiator.

### Bathroom

A generous size bathroom, fitted with a four piece suite comprising of bath, wc, wash hand basin and shower. Front facing double glazed window with obscure glass, central heating radiator and part tiled walls.

## External

Situated to a generous size plot with front, side and rear gardens plus an elevated driveway providing off road parking for several vehicles.

To the front is a walled garden laid to lawn with sloped pedestrian access to the front and side access gate.

The side garden is of a good size and offers a high degree of privacy. Having pebbled seating areas and steps up to the lawned garden with a variety of shrubs and hedging.

The rear of the property provides further space to enjoy with the addition of a garden shed and workshop/outbuilding.

## Agents Notes

It is our understanding that the property is not registered at the Land Registry which is the case for a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

The property is situated on a private road over which a public right of way exists. Please contact the branch for further details.



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## **Vervain Cottages Hill Road, Bircotes Doncaster**

- Well Presented Semi-Detached House
- Generous Size Plot in a Tucked Away Position
- Popular Village Location Close to Amenities
- Modern Kitchen
- Ample Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in the region of  
**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BWY107422 - 0005

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