



Selston Close, Bircotes Doncaster DN11 8FY

welcome to

Selston Close, Bircotes Doncaster

Immaculate THREE BEDROOM semi-detached home situated on a MODERN development in Bircotes. Benefiting from STYLISH PRESENTATION, OFF ROAD PARKING, SOUTH FACING rear garden and a variety of AMENITIES close by. Viewing highly recommended to appreciate the size of accommodation on offer.



Ground Floor Accommodation

Entrance Hall

Welcoming entrance hall housing the stairs to the first floor landing and having LVT flooring plus a central heating radiator.

Cloakroom

Cloakroom fitted with a WC and wash hand basin with splash back tiling. Side facing double glazed frosted window and central heating radiator.

Lounge

15' 10" x 10' 6" (4.83m x 3.20m)

Spacious light and bright main reception room having a front facing double glazed window and central heating radiator.

Kitchen/ Dining Room

17' 3" x 11' 5" (5.26m x 3.48m)

Beautiful kitchen fitted with an extensive range of white gloss cabinetry with grey complimentary worktops and matching upstands plus inset stainless steel sink with drainer. Benefitting from a host of integrated appliances including fridge freezer, dishwasher, washing machine, electric oven, gas hob and an extractor hood. Having recessed lights, LVT flooring, central heating radiator, handy storage cupboard rear facing double glazed window with fitted blind and French doors leading out to the garden.

First Floor Accommodation

Landing

Giving access to all three bedrooms and the family bathroom. Benefitting from two useful storage cupboards (one housing the hot water cylinder) and a side facing double glazed window.

Bedroom One

10' 11" max x 9' 9" + door recess (3.33m max x 2.97m + door recess)

Double bedroom having a front facing double glazed window with fitted blinds and a central heating radiator.

En Suite

En suite fitted with a shower cubicle, WC and wash hand basin. Wall mounted vanity unit with mirrored frontage, recessed lights, central heating radiator, tiling to the floor and walls.

Bedroom Two

10' 11" + door recess x 9' 10" (3.33m + door recess x 3.00m)

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

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)

Single bedroom having a rear facing double glazed window with fitted blinds, central heating radiator and loft access.

Bathroom

Family bathroom comprising of a bath with over head shower, glass screen, WC and wash hand basin. Recessed lights, central heating radiator, side facing double glazed frosted window, tiled walls and flooring.

External

A smart looking house, occupying an envious position overlooking green space with a footpath leading to a host of useful amenities. With off road parking for two cars to the front elevation, decorative borders with a variety of shrubs and a shared side pedestrian access to the rear garden.

The south facing rear garden is fully enclosed and offers a high degree of privacy. Mainly laid to lawn with a paved seating area close to the house.

Agents Notes

We are advised by the current owner that a service charge is payable for the upkeep of amenity land within the development. This is currently at £185.33 for the period 1st January 2025 to 31st December 2025 and is capped at £300 incl VAT.

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



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welcome to

Selston Close, Bircotes Doncaster

- Immaculate Semi-Detached House
- Popular Modern Development
- Three Good Size Bedrooms
- Parking for Two Cars
- Downstairs WC

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

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107610 - 0005

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