



Derwent Drive, Lakeside DONCASTER

welcome to

Derwent Drive, Lakeside DONCASTER

GUIDE PRICE £270,000-£280,000. This superb three bedroom detached family home with en-suite shower room has a stunning South South-West facing generous rear garden, ample off road parking and garage. Situated in a prime position with close links to the Lake, Racecourse and a variety of amenities.



Entrance Hall

With a front facing composite door, tiled flooring and a central heating radiator. There are stairs which rise to the first floor landing and access to the ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC, a wash hand basin with mixer tap, splashback tiling and a central heating radiator.

Lounge

10' 7" x 10' 7" (3.23m x 3.23m)

An open plan dual aspect lounge with a front facing double glazed window and rear facing French doors providing an abundance of natural light and two central heating radiators.

Kitchen

17' 9" x 10' 2" max (5.41m x 3.10m max)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a six ring gas hob with stainless steel cooker hood above, a built-in oven and grill, space for a dishwasher and space for a fridge and freezer. There is splashback tiling, tiled flooring, a central heating radiator, a front facing double glazed window, a rear facing double glazed window and space for a dining table and chairs. A door gives access to the utility room.

Utility Room

5' 6" x 5' 7" (1.68m x 1.70m)

Fitted with a work surface beneath which is plumbing for a washing machine and space for an under counter fridge or freezer. There is a wall mounted boiler, a central heating radiator and a rear facing door providing access to the rear garden.

First Floor Landing

With a rear facing double glazed window, a central heating radiator, loft hatch and useful built-in storage.

Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space. There is access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a walk-in double shower. There is splashback tiling, a heated towel rail, an extractor fan, shaver point and a front facing obscure double glazed window.

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

With a front facing double glazed window, a central heating radiator and a fitted storage cupboard.

Bedroom Three

7' 5" x 8' 10" (2.26m x 2.69m)

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with mixer shower attachment over and screen. There is wall to floor tiling, shaver point, a heated towel rail and a rear facing obscure double glazed window.

Outside

To the front there is a footpath with a gravelled low maintenance front garden whilst to the side there is tarmaced driveway providing ample off road parking which in-turn leads to the garage. A side gate provides access to the generous South South-West facing rear garden where there is a patio area and further patio area which continues to the rear of the garage. There are a variety of mature shrubs and plants to the borders with fencing to the perimeter.

Garage

21' x 9' 11" (6.40m x 3.02m)

With an up and over door.

Additional Information

The vendor has made us aware that there is a management charge for the upkeep of the development, contact the branch for further details.



view this property online williamhbrown.co.uk/Property/DCR121137



welcome to

Derwent Drive, Lakeside DONCASTER

- GUIDE PRICE £270,000-£280,000
- THREE BEDROOM DETACHED FAMILY HOME
- DUAL ASPECT LOUNGE AND KITCHEN DINER
- UTILITY ROOM AND GROUND FLOOR WC
- EN-SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: B

guide price

£270,000-£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR121137



Property Ref:
DCR121137 - 0002

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 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk