

Davy Road, New Rossington DONCASTER

welcome to

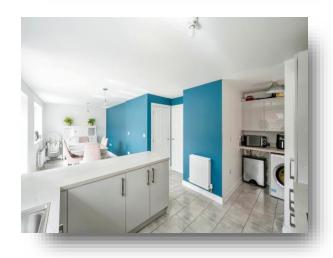
Davy Road, New Rossington DONCASTER

GUIDE PRICE £325,000-£335,000. This stunning four bedroom detached family home situated in this popular development with easy access to the Great Yorkshire Way and motorway network links. Benefiting from a spacious kitchen diner, a useful study and an en-suite shower room.













Entrance Hall

With a front facing composite door, a central heating radiator, tiled flooring, useful understairs storage and stairs which rise to the first floor landing.

Ground Floor W.C.

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

Study

7' 5" x 6' 11" (2.26m x 2.11m)

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

Lounge

16' 6" x 11' max (5.03m x 3.35m max)

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

Kitchen Diner

26' 6" x 11' 10" (8.08m x 3.61m)

A beautiful open plan kitchen diner which is fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill and space for a fridge and freezer. There is complimentary splashback, an extensive breakfast bar, area for a dining table and chairs, useful storage, a central heating radiator, two rear facing double glazed windows and rear facing French doors.

Utility Room

5' 5" x 5' 3" (1.65m x 1.60m)

Fitted with a range of wall and base units with work surfaces beneath which is plumbing for a washing machine and space for a dryer. There is a side facing door which provides access to the driveway.

First Floor Landing

With a loft hatch, a storage cupboard which houses the hot water cylinder and a central heating radiator.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

With two front facing double glazed windows and a central heating radiator. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is a central heating radiator and vinyl flooring.

Bedroom Two

14' 2" max x 11' 2" max (4.32m max x 3.40m max) With a front facing double glazed window and a central heating radiator.

Bedroom Three

10' 11" x 9' 3" (3.33m x 2.82m)

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

Bedroom Four

10' 4" x 9' 9" max (3.15m x 2.97m max)

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

Bathroom

Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with tiled surround. There is a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a variety of mature shrubs to the borders. To the side there is an extensive tarmacced drive providing off road parking which in-turn leads to the detached garage. A side gate gives access to the rear where there is generous South facing artificial lawned garden with an extensive paved patio area and fencing to the perimeter.

Garage

17' 4" x 9' (5.28m x 2.74m)

With an up and over door.





Additional Information

The vendors has made us aware that there is an

development, contact the branch for further details.

annual maintenance fee for the upkeep of the

welcome to

Davy Road, New Rossington DONCASTER

- GUIDE PRICE £325,000-£335,000
- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE SHOWER ROOM, GROUND FLOOR WC AND FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR STUDY AND USEFUL UTILITY ROOM
- ATTRACTIVE SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: B

guide price

£325,000-£335,000







Jenkin Cl

Davy Rd

W End Ln

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR122865



Property Ref: DCR122865 - 0003 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.





01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk

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.