




william
h brown
for sale
Doncaster
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williamhbrown.co.uk

Harewood Court, Rossington Doncaster


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welcome to

Harewood Court, Rossington Doncaster

GUIDE PRICE £250,000-£260,000. This well-presented four bedroom detached family home is situated on this sought after development in Rossington. The property offers spacious accommodation throughout with front and rear gardens, off road parking for several vehicles and a garage.



Entrance Hall

With a front facing sealed unit door, coving to the ceiling, a central heating radiator and a useful understairs storage cupboard.

Lounge

16' 9" max x 12' 9" max (5.11m max x 3.89m max)

A good sized lounge with a front facing double glazed window and a central heating radiator. The focal point of the room is the feature fireplace which houses the gas living flame fire.

Dining Room

11' 10" x 9' (3.61m x 2.74m)

With a rear facing patio doors giving access to the conservatory, a central heating radiator and laminate flooring.

Kitchen

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has space for a fridge-freezer and plumbing for a dishwasher. There is a central heating radiator and access to the utility room.

Utility Room

7' 8" x 6' 1" (2.34m x 1.85m)

Fitted with base units with work surfaces housing the sink and drainer with mixer tap. There is plumbing for an automatic washing machine, a wall mounted gas central heating boiler, a central heating radiator, vinyl flooring and a rear facing double glazed window. A door gives access to the downstairs WC.

Downstairs W.C.

Fitted with a WC, a wash hand basin fitted into a vanity unit, a central heating radiator and an obscure double glazed window.

Conservatory

17' 5" x 8' 10" (5.31m x 2.69m)

With rear and side facing double glazed windows and French doors giving access to the rear garden.

There is laminate flooring.

First Floor Landing

With a side facing double glazed window, a central heating radiator, access to the loft and an airing cupboard.

Bedroom One

14' 9" x 12' (4.50m x 3.66m)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing a range of hanging and storage space. A door gives access to the en-suite shower room.

En-Suite Shower Room

With an obscure double glazed window. Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is an extractor fan and a central heating radiator.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

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

Bedroom Four

8' 6" x 7' 10" (2.59m x 2.39m)

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

Bathroom

Fitted with a three piece suite comprising of a WC, a wash hand basin fitted into a vanity unit and a panelled bath with mixer tap and shower attachment. There is partial tiling, an extractor fan, vinyl flooring and a central heating radiator.

Outside

To the front of the property there is an open plan lawned garden with flower beds and shrubs. There is a double block paved driveway providing ample off road parking for several cars and in-turn leads to the garage. To the rear of the property there is an enclosed mainly laid to lawn garden with several patio and seating areas, shrubs and plants to the borders and a shed with power.

Garage

With an up and over door, light and power.

Shed

16' x 8' (4.88m x 2.44m)

With 240 volt supply.

Additional Information

The property has the potential to be extended subject to relevant planning permissions. The vendor has made us aware that planning was previously approved for a further two bedrooms over the garage running the full length of the house.



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- GUIDE PRICE £250,000-£260,000
- WELL-PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE AND DINING ROOM
- CONSERVATORY
- DINING KITCHEN

Tenure: Freehold EPC Rating: D

guide price

£250,000-£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122723 - 0005

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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.



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