



Rocksand Drive, Edlington Doncaster



welcome to

Rocksand Drive, Edlington Doncaster

Situated in this sought after development in Edlington is this well presented two double bedroom semi detached modern bungalow. The property benefits from front and rear gardens, off road parking and close to local amenities and transport links.



Entrance Hall

With a side facing sealed unit door, a central heating radiator, access to the loft and two useful storage cupboards.

Lounge Diner

18' 10" x 11' 4" (5.74m x 3.45m)

With a front facing double glazed window and two central heating radiators.

Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)

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. There is a gas hob with splash back tiling and extractor hood above, an electric oven, integrated washing machine, area for a tumble dryer and fridge freezer. There is a front facing double glazed window.

Bedroom One

13' 5" x 9' 9" into recess (4.09m x 2.97m into recess)

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

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

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

Shower Room

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

Outside

To the front of the property is an open plan lawned garden and a driveway providing off road parking for two vehicles while to the rear of the property is a good sized enclosed tiered garden with patio area, shed and outside taps.

Additional Information

The vendor has made us aware that there is a management charge of £163.50 per annum for the upkeep of the development.



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- TWO DOUBLE BEDROOM SEMI DETACHED MODERN BUNGALOW
- WELL PRESENTED THROUGHOUT
- GENEROUS LOUNGE DINER
- MODERN HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM

Tenure: Freehold EPC Rating: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123154 - 0002

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