



Kepple Close, New Rossington Doncaster

welcome to

Kepple Close, New Rossington Doncaster

This four bedroom extended semi-detached home is situated in this popular location in Rossington with close links to local amenities and excellent transport links. The property has front and rear gardens, a driveway providing off road parking and an integral garage.



Entrance Hall

With a front facing obscure double glazed upvc door, built-in storage, laminate flooring and decorative dado rail.

Lounge

18' 5" max x 16' 1" (5.61m max x 4.90m)

With a front facing double glazed bay window, decorative wall lights, coving to the ceiling, dado rail, laminate flooring, two central heating radiators and a feature fireplace with marble hearth housing the electric fire. There are stairs which rise to the first floor landing.

Kitchen Diner

16' x 8' 11" (4.88m x 2.72m)

With a rear facing triple glazed window and triple glazed sliding patio doors. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a freestanding gas cooker with extractor above and under counter space and plumbing for a washing machine and fridge. There is tiled splashback, laminate flooring, a central heating radiator and spotlights to the ceiling.

First Floor Landing

With access to the loft, a built-in storage cupboard, decorative dado rail and coving to the ceiling.

Bedroom One

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

A dual aspect bedroom with front and rear facing double glazed windows, two central heating radiators, access to the loft and coving to the ceiling.

Bedroom Two

12' 9" into fitted wardrobes x 8' 11" (3.89m into fitted wardrobes x 2.72m)

With a rear facing double glazed window, a central heating radiator, decorative dado, coving to the ceiling and laminate flooring.

Bedroom Three

12' 8" into fitted wardrobes x 8' 10" (3.86m into fitted wardrobes x 2.69m)

With a front facing double glazed window, a central heating radiator, laminate flooring, decorative dado and coving to the ceiling.

Bedroom Four

7' 8" x 6' 11" (2.34m x 2.11m)

With a front facing double glazed window, a built-in storage cupboard, laminate flooring and a central heating radiator.

Bathroom

With a rear facing obscure triple glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over. There is tiling to the walls and floor and downlights to the ceiling.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking for two cars which in-turn leads to the integral garage. There is a side access gate to the rear garden where there is lawned garden with patio and raised beds to the borders with shrubs and flowers. There is a garden shed with power, an outside tap and a brick built barbecue area.

Garage

16' 1" x 8' 3" (4.90m x 2.51m)

With an electric roller shutter door, a rear facing double glazed window and a side facing door to the rear garden. There is built-in storage and power.



view this property online williamhbrown.co.uk/Property/DCR123488



welcome to

Kepple Close, New Rossington Doncaster

- NO ONWARD CHAIN
- EXTENDED FOUR BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN DINER
- SPACIOUS LOUNGE
- OFF ROAD PARKING FOR TWO CARS AND INTEGRAL GARAGE

Tenure: Freehold EPC Rating: C

£195,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123488



Property Ref:
DCR123488 - 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.

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