



Rye Croft Avenue, Norton DONCASTER

 william
h brown

welcome to

Rye Croft Avenue, Norton DONCASTER

Guide Price £200,000 - £210,000 This three bedroom bay fronted semi-detached family home benefits from off road parking, a ground floor shower room and a first floor bathroom. Situated in a cul-de-sac location with a rear workshop and landscaped rear garden.



Entrance Hall

With a storm porch, a front facing upvc exterior door, oak flooring, stairs which rise to the first floor, a central heating radiator and a useful understairs storage cupboard housing the wall mounted boiler.

Lounge

13' 10" x 11' 2" max (4.22m x 3.40m max)

With a front facing bay fronted double glazed window, coving to the ceiling and a central heating radiator.

Dining Room

13' 3" max x 11' 2" (4.04m max x 3.40m)

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

Inner Lobby / Office Space

6' 11" x 4' 3" (2.11m x 1.30m)

With a central heating radiator and access to the ground floor shower room.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a double walk-in shower. There is splashback tiling, tiled flooring, a traditional heated towel rail and a front facing obscure double glazed window.

Kitchen

9' 3" x 12' 8" (2.82m x 3.86m)

Fitted with a contemporary range of oak style wall and base units with roll edge work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an induction hob with cooker hood above, an integrated electric oven and grill, plumbing for a washing machine and space for a dishwasher and fridge-freezer. There is partial tiling to the walls, tiled flooring, spotlights to the ceiling, an electric heater, a rear facing double glazed window and French doors giving access to the rear garden.

First Floor Landing

With a side facing double glazed window and loft access.

Bedroom One

13' 10" x 11' 2" max (4.22m x 3.40m max)

With a front facing bay fronted double glazed window, a central heating radiator and fitted sliding wardrobes providing hanging and storage space.

Bedroom Two

11' 1" max x 10' 6" (3.38m max x 3.20m)

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

Bedroom Three

6' 10" x 5' 9" (2.08m x 1.75m)

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

Bathroom

Fitted with a low flush WC, a wash hand basin and an L-shaped panelled bath with an electric shower over and screen. There is tiling to the walls and floor, a heated towel rail, an extractor fan and a rear facing obscure double glazed window.

Outside

To the front of the property there is a spacious open plan driveway providing ample off road parking with gravel sections and Indian stone pathway. To the rear of the property there is a stone and artificial lawned garden with access to the rear workshop. To the side there is a bin store and storage area with additional side gate providing access to the driveway.



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welcome to

Rye Croft Avenue, Norton DONCASTER

- GUIDE PRICE £200,000 - £210,000
- TRADITIONAL THREE BEDROOM SEMI-DETACHED
- CUL-DE-SAC LOCATION
- REAR WORKSHOP AND LANDSCAPED REAR GARDEN
- IDEAL FOR A GROWING FAMILY

Tenure: Freehold EPC Rating: C

guide price

£200,000-£210,000



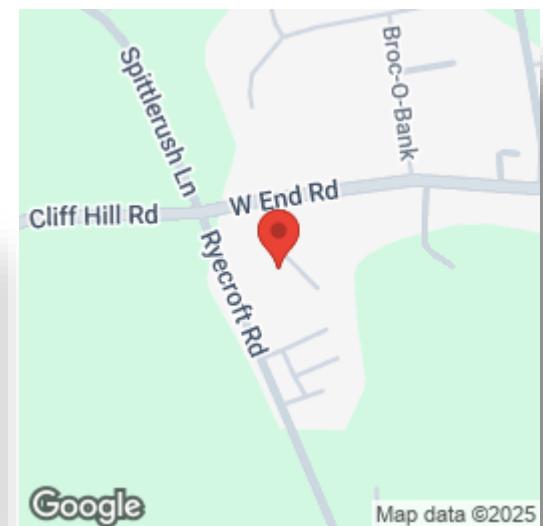
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Property Ref:
DCR123608 - 0004

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Please note the marker reflects the postcode not the actual property



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