



Rye Croft Avenue, Norton DONCASTER

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 stormed 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 was 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.



view this property online williamhbrown.co.uk/Property/DCR123608



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123608



Property Ref:
DCR123608 - 0004

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