



**Rosedene Close, Edenthorpe Doncaster**



**welcome to**

**Rosedene Close, Edenthorpe Doncaster**

GUIDE PRICE £210,000-£220,000. This impressive three bedroom semi-detached family home built in only 2018 provides a double parking space, an open plan kitchen diner with bifolding doors to the rear garden and is available with no onward chain.



### **Entrance Hall**

With a front facing exterior door, a side facing double glazed window, tiled flooring, a central heating radiator and access to the lounge.

### **Lounge**

14' 7" x 15' 7" ( 4.45m x 4.75m )

With a front facing double glazed window, a TV media wall, stairs which rise to the first floor landing, a central heating radiator and useful understairs storage housing the wall mounted boiler. There is access through to the kitchen diner.

### **Kitchen Diner**

15' 3" max x 15' 7" ( 4.65m max x 4.75m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and a built-in fridge, freezer and dishwasher.

There is area for a dining table and chairs, a central heating radiator, spotlights to the ceiling, laminate flooring and rear facing bifolding doors providing access to the rear garden. There is access to the ground floor WC.

### **Ground Floor W.C.**

Fitted with a low flush WC and a wash hand basin with mixer tap. There is a chrome heated towel rail, extractor fan, tiled flooring and a side facing obscure double glazed window.

### **First Floor Landing**

With a side facing double glazed window, a loft hatch, useful storage cupboard and a central heating radiator.

### **Bedroom One**

16' 4" x 8' 9" ( 4.98m x 2.67m )

With a rear facing double glazed window, a TV media wall and a central heating radiator. There is access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a corner shower cubicle with shower. There is splashback tiling, downlights to the ceiling, extractor fan, tiled flooring and a rear facing obscure double glazed window.

### **Bedroom Two**

13' 7" max x 8' 9" ( 4.14m max x 2.67m )

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

### **Bedroom Three**

9' max x 6' 6" ( 2.74m max x 1.98m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is tiling to the walls and floor and a side facing obscure double glazed window.

### **Outside**

To the front of the property there is a lawned front garden with footpath to the front entrance. There are two allocated side by side parking spaces. To the rear of the property there is a lawned garden with patio area and fencing to the perimeter.



***view this property online*** [williamhbrown.co.uk/Property/DCR124031](http://williamhbrown.co.uk/Property/DCR124031)



**welcome to**

## **Rosedene Close, Edenthorpe Doncaster**

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- 1 OF ONLY 4 HOMES IN THIS EXCLUSIVE CUL-DE-SAC  
BUILT IN 2018
- SET BACK WITH DOUBLE PARKING SPACE
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B

guide price

**£210,000-£220,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DCR124031](https://williamhbrown.co.uk/Property/DCR124031)



Property Ref:  
DCR124031 - 0002

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](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**