



Roberts Road, Edlington Doncaster

welcome to

Roberts Road, Edlington Doncaster

This immaculately presented three bedroom semi-detached home is situated in this popular location close to local amenities and transport links. The property has front and rear gardens and off road parking to the side.



Entrance Hall

With a front facing sealed unit door, underfloor heating and a central heating radiator.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit. There is tiled flooring with underfloor heating, a central heating radiator and a side facing obscure double glazed window.

Lobby

With a useful storage cupboard and tiled flooring.

Lounge

13' 1" x 15' 11" (3.99m x 4.85m)

With rear facing double glazed French doors giving access to the rear garden, coving to the ceiling, a central heating radiator and tiled flooring with underfloor heating.

Dining Kitchen

13' 9" max x 12' 5" (4.19m max x 3.78m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a Neff induction hob with extractor above, a Neff electric oven, space for a washing machine and an integrated fridge-freezer and dishwasher. There is tiled flooring with underfloor heating, a central heating radiator, downlights to the ceiling and a cupboard housing the gas central heating boiler.

First Floor Landing

With access to the loft and a useful storage cupboard.

Bedroom One

15' 9" incl wardrobes x 10' 6" (4.80m incl wardrobes x 3.20m)

With two front facing double glazed windows, a central heating radiator and fitted wardrobes.

Bedroom Two

13' 1" x 8' 11" (3.99m x 2.72m)

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

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment and shower screen. There is a heated towel rail, tiled flooring, extractor fan and downlights to the ceiling.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking to the side with EV charging point. To the rear of the property there is a good sized enclosed lawned garden with paved patio area, a further paved patio and garden shed.



view this property online williamhbrown.co.uk/Property/DCR124496



welcome to

Roberts Road, Edlington Doncaster

- BEAUTIFULLY PRESENTED LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS WC
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING TO GROUND FLOOR
- THREE BEDROOMS (TWO WITH FITTED WARDROBES)

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£165,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR124496



Property Ref:
DCR124496 - 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



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



williamhbrown.co.uk