



Wadworth Avenue, Rossington Doncaster

welcome to

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This four bedroom extended semi-detached family home is situated on a quiet cul-de-sac in this sought after location benefiting from a playroom, en-suite and off road parking. With close links to a host of local amenities such as the local family pub and the leisure centre being a short walk away.



Entrance

With a front facing upvc exterior door, a front facing double glazed panelled window, ample storage space for coats and shoes, and tiled flooring with access through to the entrance hall.

Entrance Hall

With stairs which rise to the first floor landing and tiled flooring.

Play Room / Study

13' 8" x 7' (4.17m x 2.13m)

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

Lounge

23' 6" x 10' 9" (7.16m x 3.28m)

With a front facing double bay glazed window, a central heating radiator and rear facing French doors which lead out to the rear garden.

Breakfast Kitchen

13' 1" x 16' 4" (3.99m x 4.98m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has a rangemaster double oven and induction hob with extractor above, plumbing for a washing machine, space for a dryer and an integrated dishwasher. There is plinth lighting, tiled flooring, a central heating radiator, breakfast bar, a rear facing double glazed window and rear facing door providing access to the rear garden.

First Floor Landing

With a loft hatch.

Bedroom One

17' 9" x 8' 2" (5.41m x 2.49m)

With a front facing double glazed window, a central heating radiator and fitted wardrobes. A door gives access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is wall to floor tiling, downlights and a rear facing obscure double glazed window.

Bedroom Two

12' x 10' 10" (3.66m x 3.30m)

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

Bedroom Three

11' 4" x 10' 10" (3.45m x 3.30m)

With a front facing double glazed window, a central heating radiator and a fitted wardrobe providing ample storage and hanging space.

Bedroom Four

8' 5" x 10' 7" (2.57m x 3.23m)

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 P-shaped bath with shower over and screen. There is wall to floor tiling, downlights, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with an extensive block paved driveway providing off road parking. There is a side access to the rear garden. To the rear of the property there is a generous mainly laid to lawn garden with a block paved patio, outside tap and large garden shed with power and lighting.



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welcome to

Wadworth Avenue, Rossington Doncaster

- GUIDE PRICE £250,000 - £260,000
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR PLAYROOM / STUDY AND DUAL ASPECT LOUNGE
- BREAKFAST KITCHEN
- EN-SUITE MASTER BEDROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£250,000-£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124485 - 0005

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