



Amersall Road, Scawthorpe Doncaster

welcome to

Amersall Road, Scawthorpe Doncaster

A fabulous spacious three bedroom semi-detached family home situated on a good sized plot in this popular location. Benefiting from multiple reception rooms, a ground floor shower room and first floor bathroom. Ideal for growing families!



Entrance Hall

A stormed porch with a front facing sealed unit door with obscure double glazed side panels gives access to the entrance hall where there is laminate flooring and a central heating radiator.

Ground Floor Shower Room

Fitted with a low flush WC, a wash hand basin and a wet room style shower. There is tiling to the walls and floor, a central heating radiator and a front facing obscure double glazed window.

Lounge

13' 8" x 13' 4" to recess (4.17m x 4.06m to recess)
With a front facing double glazed bay window, a central heating radiator and a feature fireplace housing the electric coal effect fire which sits upon a marble hearth.

Family Room

13' 9" x 8' 4" (4.19m x 2.54m)
There is a recess to the chimney breast with tiled hearth, downlights to the ceiling and open plan access to the conservatory.

Conservatory

11' 10" x 13' 2" (3.61m x 4.01m)
With rear and side facing double glazed windows and a side facing sealed unit door giving access to the patio and garden beyond. There is a wall mounted electric fire, laminate flooring, skylight roof windows and a wall mounted heater.

Home Office

8' 6" x 8' (2.59m x 2.44m)
With a rear facing double glazed window, a central heating radiator and a useful understairs storage cupboard.

Breakfast Kitchen

13' 9" x 8' 4" (4.19m x 2.54m)
With rear and side facing double glazed windows and a rear facing sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer

with mixer tap. The kitchen has an electric hob with extractor above, an electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a central heating radiator and access to the roof space.

First Floor Landing

With a side facing double glazed window, access to the loft, downlights to the ceiling and a cupboard housing the gas central heating boiler

Bedroom One

13' 10" to bay x 12' 7" to recess (4.22m to bay x 3.84m to recess)
With a front facing double glazed bay window and a central heating radiator.

Bedroom Two

12' 5" max to recess x 13' 5" (3.78m max to recess x 4.09m)
With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' 1" x 7' 7" (2.77m x 2.31m)
With a front facing double glazed window and a central heating radiator.

Bathroom

With rear and side facing obscure double glazed windows. Fitted with a WC, a wash hand basin with mixer tap and a panelled bath with mixer tap and shower over. There is a chrome heated towel rail, tiling to the walls and floor and an extractor fan.

Outside

To the front of the property there is a lawned garden with a concrete patterned driveway providing ample off road parking which in-turn leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with block paved patio, mature shrubs and trees.

Garage

With an up and over door.



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welcome to

Amersall Road, Scawthorpe Doncaster

- SPACIOUS SITTING ROOM
- LOUNGE OPEN PLAN TO CONSERVATORY
- HOME OFFICE
- BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124495 - 0002

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



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