

Rovers Way, Belle Vue Doncaster

welcome to

Rovers Way, Belle Vue Doncaster

Discover modern living at its finest with our stunning new build homes, perfectly located close to Lakeside, the City centre and a range of transport links. Ideal for commuters and growing families alike.













Entrance Hall

A welcoming space with immediate access to the WC, kitchen and staircase to the first floor.

Ground Floor W.C.

A front aspect ground floor WC perfect for family living and practicality with a WC and wash hand basin on a vanity unit.

Kitchen

Enjoy a front-facing, modern kitchen styled in fern green, beautifully paired with modern handles. Complete with sleek accessories, a built-in oven and hob, and room for further appliances. The space flows naturally into the living area, offering a bright and welcoming environment.

Open Plan Living Room

A full width open plan living space which offers flexibility for family dining and entertaining. Rear facing patio doors lead out to the garden, providing an abundance of natural light with an indoor outdoor concept.

First Floor

With doors to:

Bedroom One

16' 9" x 9' 2" (5.11m x 2.79m)

A spacious master bedroom located at the rear. Ample room for storage and relaxing, with access to the modern styled en-suite.

En-Suite Shower Room

Set just off the main bedroom, this stylish threepiece suite combines family convenience with personal privacy. Its modern design creates a soothing, tranquil environment enhanced by thoughtful finishes.

Bedroom Two

15' 9" x 8' 2" (4.80m x 2.49m)

A second double room which is great for a guest bedroom or older child, situated to the front of the property.

Bedroom Three

10' 10" x 7' 3" (3.30m x 2.21m)
A front aspect comfortable single bedroom ideal for a child's room, home office or nursery.

Bathroom

A modern suite with WC, wash hand basin, and enclosed bath, finished with chic accessories and mellow-toned tiles that bring a welcoming feel to the space.

Additional Information

10 year new build structural warranty & 2 year after care service with Swan Homes Annual management fee of £69.58.





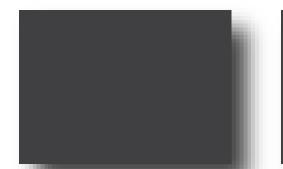
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- CONTEMPORARY DESIGNED THREE BEDROOM SEMI-DETACHED **HOME**
- OPEN PLAN LAYOUT TO THE GROUND FLOOR
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM
- GROUND FLOOR WC AND MODERN FIRST FLOOR BATHROOM
- INCENTIVE FLOORING INCLUDED WHEN PURCHASED IN 2025

Tenure: Freehold EPC Rating: Awaited

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125533



Property Ref: DCR125533 - 0005

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