



**Rovers Way, Belle Vue Doncaster**

**welcome to**

**Rovers Way, Belle Vue Doncaster**

Experience contemporary living at its best in our beautiful new-build homes, ideally situated near Lakeside, the city centre, and excellent transport links. Perfect for commuters, growing families and professionals.



### **Entrance Hall**

A welcoming entrance area offering 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**

Be the first to experience this brand-new, modern dove-grey kitchen, complete with sleek stainless-steel fittings. The kitchen features a built-in oven and hob, with ample space for additional appliances. Flowing seamlessly into the living area, it creates the perfect setting for family life and entertaining.

### **Open Plan Living Room**

A spacious, full-width open-plan living area designed for versatile family dining and entertaining. Rear-facing patio doors open directly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor flow.

### **First Floor**

With doors leading to:

#### **Bedroom One**

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

A spacious master bedroom located to the rear elevation, providing ample room for storage and relaxing. A fully fitted modern ensuite shower room provides privacy and elegance.

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

Conveniently located off the main bedroom comprising a three piece modern suite with dual shower head and complementary floor and wall tiles.

#### **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 elevation 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. A versatile space for your personal requirements.

#### **Bathroom**

A contemporary fitted suite featuring a WC, wash hand basin, and enclosed bath, complemented by sleek modern accessories and beautifully coordinated wall and floor tiles in warm tones.

#### **Additional Information**

10 year new home structural warranty & 2 year after care service with Swan Homes

There is an annual management fee of £69.58.



***view this property online*** [williamhbrown.co.uk/Property/DCR125534](http://williamhbrown.co.uk/Property/DCR125534)





welcome to

## Rovers Way, Belle Vue Doncaster

- CONTEMPORARY DESIGNED THREE BEDROOM SEMI-DETACHED HOME
- MODERN LIVING LAYOUT
- 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: A

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125534](https://williamhbrown.co.uk/Property/DCR125534)



Property Ref:  
DCR125534 - 0007

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)