



10 Trusdale Close, Doncaster, DN2 4FP
£209,995

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern high specification semi detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property is well maintained with modern fittings throughout including gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances and separate utility/WC plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, bedroom 3 converted to dressing room with fitted units but easy to convert back to a bedroom plus a stunning top floor master suite. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included.

Having been constructed in 2021 the property still benefits from over 7 years remaining of its new home structural warranty.

To the ground floor is an entrance hall, lounge, dining kitchen plus utility WC. There are 2 double bedrooms plus a contemporary family bathroom off the first floor landing. The top floor hosts the impressive master bedroom and en suite.

The property benefits from well presented gardens with lawns, patio and decking plus pergola and shed. There is external power and water. There is off road parking for 2 cars.

Tenure - Freehold
Estate Management Fee - £109pa.
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 13'8"(max) x 10'7"(max) (4.18m(max) x 3.25m(max))

With carpets and blinds.

Dining Kitchen 13'11"(max) x 11'0"(max) (4.26m(max) x 3.37m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With double oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With floor tiling and blinds. French doors leading to rear garden.

Utility WC 6'11" x 5'7" (2.11m x 1.71m)

having modern units with laminate worktops and upstands plus modern sanitary ware and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 2 13'11"(max) x 9'3"(max) (4.25m(max) x 2.82m(max))

A double bedroom with carpets and blinds. Access to store.

Bedroom 3 11'8" x 7'1" (3.57m x 2.16m)

A further double bedroom which is currently being utilised as a dressing room with fitted units but could easily convert back. With carpets and blinds.

Bathroom 7'1" x 6'11" (2.17m x 2.12m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator plus recessed spot lights.

SECOND FLOOR

Bedroom 1 22'3"(max) x 13'9"(max) (6.80m(max) x 4.21m(max))

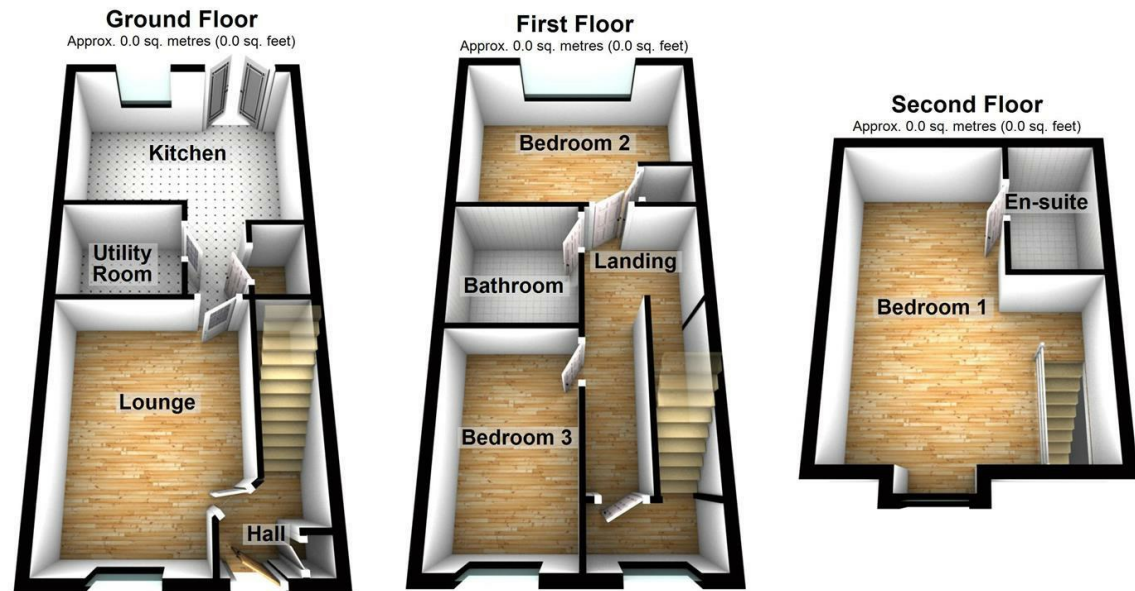
An impressive master bedroom with fitted carpets and blinds.

En Suite 7'6" x 4'7" (2.31m x 1.41m)

Having contemporary white sanitary ware with double shower, tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property benefits from well presented gardens with lawns, patio and decking plus pergola and shed. There is external power and water. There is off road parking for 2 cars.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.