



**Butterfly Way, New Rossington Doncaster**



**welcome to**

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This four double bedroom detached family home is beautifully presented throughout and situated on this sought after development. Benefiting from a spacious lounge, a stunning dining kitchen with integrated appliances, EV charging point and energy efficient heat source pump.



### **Important Notice**

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

### **Entrance Hall**

With a front facing double glazed composite door, a central heating radiator, useful understairs storage and access through to the lounge and dining kitchen.

### **Lounge**

17' 10" x 10' 3" ( 5.44m x 3.12m )

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

### **Dining Kitchen**

17' 3" x 17' 1" ( 5.26m x 5.21m )

Fitted with a range of contemporary style wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, integrated dishwasher, wine cooler and an integrated eye level electric oven. There is plinth lighting, spotlights to the ceiling, two column style central heating radiators, area for a dining table and chairs, a useful storage cupboard, a rear facing double glazed window and a rear facing bay with French doors to the rear garden. Access to the utility room.

### **Utility Room**

8' 2" x 4' 6" ( 2.49m x 1.37m )

Fitted with wall units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is a rear facing double glazed door leading out to the rear garden and access to the ground floor WC.



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### **Ground Floor W.C.**

Fitted with a low flush WC, a wash hand basin, a central heating radiator and a rear facing obscure double glazed window.

### **First Floor Landing**

With a central heating radiator, a loft hatch and a storage cupboard housing the hot water cylinder.

### **Bedroom One**

13' 8" x 13' 3" ( 4.17m x 4.04m )

With a front facing double glazed window, a central heating radiator and access to the dressing area and en-suite.

### **Dressing Area**

With a front facing double glazed window, a central heating radiator and fitted sliding mirror fronted wardrobes.

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

Fitted with a low flush WC, a wash hand basin with mixer tap and a double walk-in shower. There is partial tiling to the walls, downlights to the ceiling and a central heating radiator.

### **Bedroom Two**

13' 8" x 10' ( 4.17m x 3.05m )

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

### **Bedroom Three**

12' 8" x 10' 4" ( 3.86m x 3.15m )

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

### **Bedroom Four**

13' 7" x 9' 5" ( 4.14m x 2.87m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin with mixer tap, a panelled bath and a shower cubicle with shower. There is partial tiling to the walls, downlights to the ceiling and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is an open plan lawned garden with shrubs and flowers to the borders. There is a block paved driveway providing off road parking which leads to the integral garage. To the rear of the property there is a generous enclosed lawned garden with patio area.

### **Integral Garage**

With an up and over door, power and light.

welcome to

## Butterfly Way, New Rossington Doncaster

- FOUR DOUBLE BEDROOMS
- UTILITY AND GROUND FLOOR WC
- OPEN PLAN DINING KITCHEN
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE
- GENEROUS ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR126478 - 0003

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.



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