

Potteric Edge, Lakeside Doncaster

william h brown

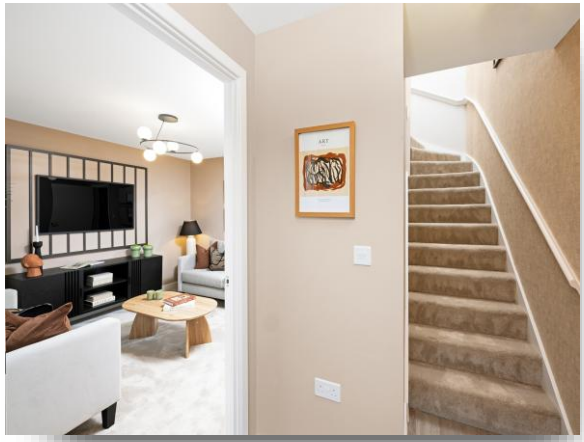
welcome to

Potteric Edge,Lakeside Doncaster

This beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation, perfectly suited to modern family living. Available through a 50% shared ownership scheme, the property presents an excellent opportunity for first-time buyers and growing families alike.













Entrance Hall
With stairs rising to the first floor landing and access into the sitting room.

Sitting Room
13' 8" x 12' (4.17m x 3.66m)
With dual aspect front and side facing double glazed windows flooding the room with natural light, this bright and airy space benefits from a central heating radiator and provides access through to the inner hallway.

Inner Hallway
With access to the ground floor W.C. and a useful understairs storage cupboard, providing practical space for everyday household items.

Kitchen / Dining Room
17' x 9' 10" (5.18m x 3.00m)
Fitted with a stylish range of wall and base units complemented by coordinating work surfaces, incorporating a stainless steel sink and drainer with mixer tap. There is ample room for dining and entertaining, while French doors open directly onto the rear garden, allowing natural light to flood the room. Further features include spotlights and downlights and a central heating radiator.

First Floor Landing
Providing access to all three bedrooms and the family bathroom.

Bedroom One
11' 7" x 10' 9" (3.53m x 3.28m)
A generous principal bedroom featuring a front facing double glazed window, a central heating radiator, and direct access to the en-suite shower room. The room offers ample space for a range of bedroom furniture, creating a comfortable and inviting retreat.

En-Suite Shower Room
Fitted with a low-flush W.C., a wash hand basin, a shower cubicle with shower and a central heating radiator.

Bedroom Two
9' 8" x 8' 11" (2.95m x 2.72m)
Another double room with a side facing double glazed window and a central heating radiator.

Bedroom Three
11' 5" x 7' 1" (3.48m x 2.16m)
With a rear facing double glazed window and a central heating radiator. This versatile room is ideal for use as a nursery, home office or dressing room.

Bathroom
Fitted with a three piece suite comprising a wash hand basin, a low flush W.C. and a paneled bath. There is a side facing obscured double glazed window, a central heating radiator and an extractor fan, creating a practical and well-appointed family bathroom.

Outside
To the front of the property there is a driveway providing ample off-road parking for multiple vehicles. To the rear, the garden is fully enclosed with fencing to the perimeter, creating a secure and private outdoor space ideal for relaxing and entertaining.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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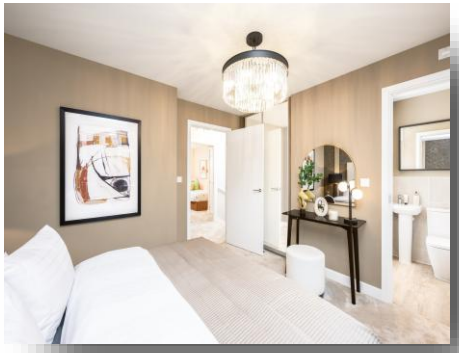
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- BOVIS HOMES NEW BUILD SITUATED ON THE POTTERIC EDGE DEVELOPMENT
- THREE BEDROOM SEMI-DETACHED HOME
- STYLISH KITCHEN DINER
- FRONT ASPECT LOUNGE
- MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: Exempt
Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership **£134,975**









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127449

The Property Ombudsman

Property Ref:
DCR127449 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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