



Elm Close, Rossington Doncaster

welcome to

Elm Close, Rossington Doncaster

GUIDE PRICE £280,000 - £290,000. Situated in this popular location close to a host of local amenities is this fabulous spacious three bedroom detached family home. The property is situated on a corner plot with a good sized rear garden, off street parking. Ideal for growing families!



Entrance Porch

With a front facing solid oak door, a central heating radiator and access to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature electric fireplace. Access through to the inner hall.

Inner Hall

With a side facing door, stairs rising to the first floor and access to the downstairs WC, utility room and dining kitchen.

Downstairs W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There is a heated towel rail and a side facing obscure double glazed window.

Utility Room

Previously formed part of the garage, now converted to the rear to provide a useful utility space. Fitted with a wall and base units with work surfaces housing the sink and drainer with mixer tap beneath which is space and plumbing for a washing machine. There is a wall mounted boiler, splashback tiling and spotlights to the ceiling.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a ceramic electric hob with splashback and extractor above, an integrated electric oven, dishwasher and fridge-freezer. There is high gloss splashback, plinth lighting, spotlights to the ceiling, a central heating radiator, area for a dining table and chairs, a rear facing double glazed window and open access to the conservatory.

Conservatory

With rear and side facing double glazed windows, an air conditioning unit and side facing French doors leading out to the rear garden.

First Floor Landing

With a side facing double glazed window, a useful storage cupboard, a central heating radiator and access to the loft.

Bedroom One

With a rear facing double glazed window, a central heating radiator, spotlights to the ceiling, fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

A stunning suite which is fitted with a low flush WC, a counter top wash hand basin with mixer tap and a double walk-in shower. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and a rear facing obscure double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with mixer taps, shower over and screen. There is tiling to the walls, an extractor fan, a heated towel rail and a side facing obscure double glazed window.

Outside

Situated on a corner plot, to the front of the property there is an open plan lawn with shrubs, trees and hedging to the borders. There is a tarmac driveway providing off road parking which leads to the store. To the rear of the property there is a generous enclosed garden which wraps around to the side with lawned areas, a paved patio and decked patio with shrubs, plants and trees to the borders.

Store

Previously the garage, the rear has now been converted to provide a useful utility with storage to the front. With an up and over door.

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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Elm Close, Rossington Doncaster

- GUIDE PRICE - £280,000 - £290,000
- FULLY RENOVATED THROUGHOUT
- SPACIOUS LOUNGE
- DINING KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126770 - 0004

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.

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