



STAMP DUTY
PAID*

Rovers Way, Belle Vue Doncaster



**william
h brown**

welcome to

Rovers Way, Belle Vue Doncaster

Discover modern living at its finest with our stunning new build homes, perfectly located close to Lakeside, the City centre and a range of transport links. Ideal for commuters and growing families alike.



Entrance Hall

A welcoming space with 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

Enjoy a front-facing, modern kitchen styled in fern green, beautifully paired with modern handles. Complete with sleek accessories, a built-in oven and hob, and room for further appliances. The space flows naturally into the living area, offering a bright and welcoming environment.

Open Plan Living Room

A full width open plan living space which offers flexibility for family dining and entertaining. Rear facing patio doors lead out to the garden, providing an abundance of natural light with an indoor outdoor concept.

First Floor

With doors to:

Bedroom One

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

A spacious master bedroom located at the rear. Ample room for storage and relaxing, with access to the modern styled en-suite.

En-Suite Shower Room

Set just off the main bedroom, this stylish three-piece suite combines family convenience with personal privacy. Its modern design creates a soothing, tranquil environment enhanced by thoughtful finishes.

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 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.

Bathroom

A modern suite with WC, wash hand basin, and enclosed bath, finished with chic accessories and mellow-toned tiles that bring a welcoming feel to the space.

Additional Information

10 year new build structural warranty & 2 year after care service with Swan Homes
Annual management fee of £69.58.



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welcome to

Rovers Way, Belle Vue Doncaster

- BRAND NEW SPACIOUS THREEED BEDROOM HOME
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM
- ASSISTED SALE AVAILABLE WITH £3000 TOWARDS AGENCY FEES & £500 LEGAL FEES
- STAMP DUTY PAID (Upto £3000) & £500 TOWARDS LEGAL FEES *
- FLOORING PACKAGE THROUGHOUT (Carpet and laminate)

Tenure: Freehold EPC Rating: A

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125533 - 0007

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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



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)