



Attlee Avenue, New Rossington Doncaster

welcome to

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A fantastic home with spacious accommodation throughout, situated in this popular location close to a range of local amenities and excellent transport links. The property occupies a good sized plot with off road parking to the front and a garden to the rear. Ideal for a growing or extended family!



Entrance Hall

With a front facing sealed unit door.

Dining Room / Lounge

23' 4" into bay x 11' 5" (7.11m into bay x 3.48m)

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling. This is open to the lounge which has rear facing double glazed French doors, two central heating radiators and coving to the ceiling.

Kitchen

11' 10" x 7' 6" (3.61m x 2.29m)

With side and front facing double glazed windows and a sealed unit door. Fitted with a range of wall and base units with coordinating work surfaces housing the a stainless steel sink and drainer. The kitchen has a gas hob with extractor above, complimentary tiling and an electric oven and grill. The room hosts space for integrated appliances including a fridge-freezer and dishwasher.

Rear Lobby

With a side facing sealed unit door, a central heating radiator and access to the downstairs cloakroom.

Store

With a central heating radiator. A useful space which could conveniently cater as a home office or play room.

Cloak Room

With a side facing obscure double glazed window, a low flush WC and a central heating radiator.

Utility Room

9' 1" x 7' 8" (2.77m x 2.34m)

With a rear facing double glazed window. Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. There is plumbing for a washing machine, space for a dryer and there is a wall mounted gas central heating boiler.

First Floor Landing

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

Bedroom One

12' 5" x 11' 1" (3.78m x 3.38m)

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

Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m)

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

Bedroom Three

8' 2" x 7' 10" (2.49m x 2.39m)

With a front facing double glazed window, a central heating radiator and built-in wardrobes over the bulk head of the stairs.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin fitted into a vanity unit and a double ended bath with mixer tap and shower over. There is complimentary tiling and a heated towel rail.

Outside

To the front of the property there is a spacious driveway providing ample off road parking, whilst to the rear there is an enclosed lawned garden with block paved patio areas and a summer house.



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Attlee Avenue, New Rossington Doncaster

- GUIDE PRICE £185,000-£195,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINING ROOM
- KITCHEN AND UTILITY ROOM
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£185,000-£195,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125489 - 0002

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