



Somersby Avenue, Sprotbrough Doncaster

welcome to

Somersby Avenue, Sprotbrough Doncaster

Ideal for an extended or growing family is this three bedroom detached deceptively spacious family home which benefits from no onward chain, ample off road parking, garage and South-West facing rear garden.



Entrance Hall

With a front facing exterior door and stairs which rise to the first floor landing.

Kitchen Diner

12' 7" x 9' 2" (3.84m x 2.79m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a built-in gas cooker with four ring gas hob and an electric oven and grill with cooker hood above, space for a fridge-freezer, plumbing for a freestanding dishwasher and washing machine. There is tile effect flooring, space for a dining table and chairs, a central heating radiator, a rear facing double glazed window and a rear facing door providing access to the rear garden.

Lounge

13' 6" x 9' 7" (4.11m x 2.92m)

A dual aspect lounge with front and rear facing double glazed windows, an electric wall mounted floating feature fire and a central heating radiator.

First Floor Landing

With a front facing double glazed window, a useful storage cupboard and access to the three bedrooms and family bathroom.

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)

With front and rear facing double glazed windows and a central heating radiator.

Bedroom Two

9' 2" x 9' 8" (2.79m x 2.95m)

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

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

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

Bathroom

Fitted with a three piece suite comprising of a WC, a

wash hand basin and bath with shower over and screen. There is splashback tiling, a central heating radiator and a front facing obscure double glazed window.

Outside

To the front of the property there is a driveway which provides off road parking and access to the integral garage. To the rear of the property there is a South-West facing low maintenance paved rear garden.

Garage

With an up and over door and a rear facing courtesy door to the rear garden.



view this property online williamhbrown.co.uk/Property/DCR123062



welcome to

Somersby Avenue, Sprotbrough Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- RARE FIND
- AMPLE OFF ROAD PARKING
- INTEGRAL GARAGE
- DUAL ASPECT LOUNGE

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

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123062



Property Ref:
DCR123062 - 0005

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.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



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



williamhbrown.co.uk