

Rovers Way, DONCASTER

william h brown

welcome to

Rovers Way,DONCASTER

GUIDE PRICE £250,000 - £260,000 This spacious and well presented family home has been tastefully decorated throughout and benefits from a driveway and detached garage, a generous kitchen diner, and an attractive lounge with French doors opening onto the rear garden.













Entrance Hall
With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and a useful storage cupboard.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin and a side facing obscured double glazed window.

Lounge
With front and side facing double glazed windows providing an abundance of natural light, there are side facing French doors opening onto the rear garden, laminate flooring and a central heating radiator.

Kitchen / Dining Room
A generous and modern kitchen diner fitted with a range of high gloss wall and base units with coordinating work surfaces incorporating a sink and drainer with mixer tap. There is a four ring electric hob with splashback and extractor hood above, an electric oven and grill, an integrated dishwasher, plumbing for a washing machine, a feature breakfast island and space for an American style fridge freezer. The room benefits from laminate flooring, two side and one front facing double glazed window, a door providing access to the driveway, two central heating radiators and feature ceiling downlights.

First Floor Landing
With a rear facing double glazed window and access to all first floor accommodation.

Bedroom One
A spacious primary bedroom with two front facing double glazed windows, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room
Fitted with a low flush W.C, a wash hand basin and a shower cubical with shower. There is a side facing obscured double glazed window, partial tiling to the walls and floor and a central heating radiator.

Bedroom Two
Another double room with two front facing double glazed windows, a central heating radiator and a useful storage cupboard.

Bedroom Three
A single bedroom with a side facing double-glazed window and central heating radiator.

Bathroom
Fitted with a low flush W.C, a wash hand basin with mixer tap and a paneled bath with shower over and glass screen. There is partial tiling to the walls and floor, a central heating radiator and a rear facing double glazed window.

Outside
To the rear, a substantial 30ft gated driveway provides ample off-road parking and access to the detached garage. There is also a generous garden featuring a large patio, lawn and brick wall boundary, ideal for hosting and entertaining.

Detached Garage
With an up and over door, ideal for storage.

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.

welcome to

Rovers Way, DONCASTER

- THREE BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER POPULAR DEVELOPMENT
- CLOSE LINKS TO DONCASTER RACE COURSE, LAKESIDE VILLAGE AND REPUTABLE SCHOOLS
- NHBC WARRANTY
- GROUND FLOOR W.C

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

guide price

£250,000-£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126703 - 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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