

Church Fields Road,Rossington Doncaster

william h brown

welcome to

Church Fields Road,Rossington Doncaster

This well-presented three bedroom detached home occupies an enviable corner plot with attractive gardens to front, side and rear, off road parking and an integral garage. Ideal for growing families! Available with no chain!













Entrance Hall
With a front facing sealed unit door, a central heating radiator, dado rail, an understairs storage cupboard, laminate flooring and coving to the ceiling.

Ground Floor W.C.
Fitted with a low flush WC and a wash hand basin with mixer tap. There is a central heating radiator and a front facing obscure double glazed window.

Lounge
With a front facing double glazed window, a central heating radiator, coving to the ceiling, laminate flooring and a feature fireplace with marble back and a hearth housing the gas coal effect fire. There is an open arch through to the dining room.

Dining Room
With rear facing patio doors leading out to the rear garden, a central heating radiator, laminate flooring, coving to the ceiling and double doors which lead through to the garden room.

Garden Room
With rear facing double glazed windows, front and side facing bifolding doors leading out to the gardens, a roof lantern, laminate flooring with underfloor heating and spotlights to the ceiling.

Kitchen
Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink with mixer tap. The kitchen has a five ring gas hob with stainless steel splashback and extractor above, an electric double oven and grill, housing for a microwave and space for a dishwasher. There is coving to the ceiling, a central heating radiator, complimentary splashback, a rear facing double glazed window and access to the utility room.

Utility Room
Fitted with base units with work surfaces housing the sink with mixer tap beneath which is space and plumbing for a washing machine. There is a central heating radiator, a wall mounted boiler, space for an American style fridge-freezer, a rear facing double glazed window and a rear facing sealed unit door leading out to the rear garden. Access to the integral garage.

First Floor Landing
With a side facing double glazed window, coving to the ceiling, dado rail, access to the loft and a useful storage cupboard.

Bedroom One
With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Two
With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom Three
With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Shower Room
Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a walk-in shower. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside
Situated on a corner plot with gardens to front side and rear. To the front of the property there is a resin driveway providing off road parking which leads to the integral garage. There are lawned gardens which extend to the side with a decked patio. To the rear of the property there is a lawned garden with paved patio, a variety of shrubs and trees to the borders and outside tap.

Integral Garage
With an up and over door and an EV charging point.

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.

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- POPULAR LOCATION
- VERSATILE ACCOMMODATION
- DESIRABLE CORNER PLOT
- STUNNING GARDEN ROOM WITH LANTERN ROOF AND BIFOLDING DOORS
- LOUNGE AND SEPARATE DINING ROOM

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

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR118743

The Property Ombudsman

Property Ref:
DCR118743 - 0003

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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