

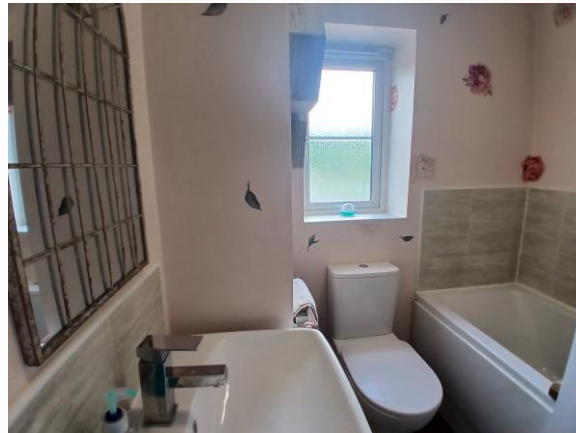


**Town End Drive, Belle Vue Doncaster**

**welcome to**

**Town End Drive, Belle Vue Doncaster**

Situated close to Doncaster City Centre, local amenities and Doncaster Race course is this well-presented three bedroom semi-detached property. The property has accommodation situated over three floors, a garage, an ample rear garden and driveway providing off road parking.



### Entrance Hall

A front facing obscured double glazed composite door gives access to the entrance hall with stairs which rise to the first floor landing, a central heating radiator and access to the downstairs WC.

### Downstairs W.C.

Fitted with a low flush WC, a wash hand basin with tiled splashback, an extractor fan and a central heating radiator.

### Study

12' 8" x 12' 8" ( 3.86m x 3.86m )

With two front facing and one side facing double glazed window, laminate flooring, a built-in storage cupboard and a central heating radiator.

### Kitchen

12' 8" x 11' 10" ( 3.86m x 3.61m )

With two front facing double glazed windows and side facing double glazed French doors leading out to the rear garden. Fitted with a range of wall and base units with coordinating worktops housing the stainless steel 1 1/2 bowl sink with mixer tap. The kitchen has a four burner gas hob with glass splashback and a stainless steel extractor above, a single electric oven and an integrated washing machine, dishwasher and fridge-freezer. There is a cupboard housing the boiler, laminate flooring and a central heating radiator.

### First Floor Landing

With a central heating radiator and stairs rising to the second floor.

### Lounge

12' 8" x 11' 9" ( 3.86m x 3.58m )

With two front facing double glazed windows and side facing obscure double glazed French doors with Juliet balcony and laminate flooring.

### Bedroom Three

12' 9" x 11' ( 3.89m x 3.35m )

With two front facing and one side facing double glazed window, a central heating radiator and laminate flooring.

### Bathroom

With a front facing obscure double glazed window, a bath with shower over, low level flush WC, a wash hand basin, vinyl flooring and a central heating radiator.

### Second Floor Landing

#### Bedroom One

15' 10" max x 12' 8" max ( 4.83m max x 3.86m max )

With front and side facing double glazed windows, fully fitted wardrobes, a built-in storage cupboard, laminate flooring, a central heating radiator and access to the Jack and Jill shower room.

#### Jack and Jill Shower Room

With a front facing obscure double glazed window. Fitted with a fully tiled shower cubicle with shower, a wash hand basin and a low level flush WC. There is a central heating radiator and an alternative door leading on to the second floor landing.

#### Bedroom Two

12' 9" x 9' 2" ( 3.89m x 2.79m )

With front and side facing double glazed windows, laminate flooring and a central heating radiator.

### Outside

To the front of the property there is an open aspect lawn and driveway providing off road parking leading to the single garage. To the rear of the property is enclosed paved low maintenance garden and a rear access gate.

### Garage

17' 2" x 9' 2" ( 5.23m x 2.79m )

With an up and over door, pitched roof and EV charging point.



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## **Town End Drive, Belle Vue Doncaster**

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN DINER
- DOWNSTAIRS WC
- ACCOMMODATION SITUATED OVER THREE FLOORS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125100 - 0003

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**william h brown**



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**