



Trapper Grove, New Rossington Doncaster

william
h brown

welcome to

Trapper Grove, New Rossington Doncaster

This fabulous three bedroom semi-detached family home is located on this sought after development in Rossington with close links to a host of local amenities and excellent transport links. Benefiting from gardens and a driveway providing off road parking for two cars.



Entrance Hall

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

Lounge

13' 10" x 10' 6" (4.22m x 3.20m)

With a front facing window, a central heating radiator, a TV media wall and French doors to the side garden.

Kitchen Diner

15' 3" x 9' 8" (4.65m x 2.95m)

With front and side facing double glazed windows. Fitted with a modern range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an eye level electric double oven and an integrated dishwasher and washing machine. There is a central heating radiator and space for a dining table and chairs.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin and a central heating radiator.

First Floor Landing

With a useful storage cupboard and access to the loft.

Bedroom One

10' 6" x 9' 1" (3.20m x 2.77m)

With a rear facing double glazed window, a central heating radiator, fitted wardrobes and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a shower cubicle with shower. There is a side facing obscure double glazed window, a heated towel rail and partial tiling to the walls.

Bedroom Two

9' 11" x 8' 5" (3.02m x 2.57m)

With a front facing window, a central heating radiator and fitted wardrobes.

Bedroom Three

9' 10" x 6' 4" (3.00m x 1.93m)

With a front facing window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a floating wall mounted wash hand basin with mixer tap and a bath with shower over and screen. There is a front facing obscure double glazed window, partial tiling to the walls and a heated towel rail.

Outside

To the front of the property there is a lawned garden which wraps around to the side with shrubs and plants to the side. To the side of the property there is a lawned garden with decked patio, pebbles feature borders and a garden room/pod. There is a driveway to the side providing off road parking for two cars.

Garden Room / Pod

With an electric heater.



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welcome to

Trapper Grove, New Rossington Doncaster

- ATTRACTIVE LOUNGE WITH MEDIA WALL
- MODERN KITCHEN DINER
- MASTER BEDROOM WITH EN-SUITE
- OFF ROAD PARKING
- FRONT AND SIDE GARDENS

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



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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 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