

3 Bedroom(s), Detached House, Freehold

Rovers Way, Belle Vue, Doncaster.



- 3D Virtual Tour Available
- Kitchen Diner
- Ground floor w/c
- Rear Enclosed Garden
- Local amenities, Schools and Transport Links

- Three Bedroom Detached Family Home
- Lounge
- En Suite to Master Bedroom and Family Bathroom
- Driveway and Garage

£270,000

For Sale

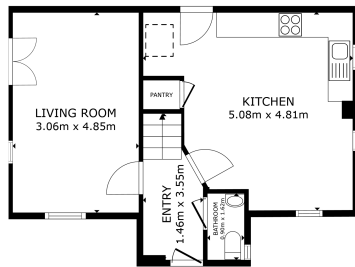
Book your viewing today Tel: 01302 247754

Owner's View

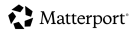
This generous three-bedroom detached house boasts spacious airy rooms. The spacious kitchen and dining area flows seamlessly into the rear sitting room where double doors lead to the garden which is very private and enclosed with a brick wall around all boundaries and is great for relaxing and/or playing in. A sizeable enclosed driveway provides extra security and leads to the enclosed garden area as well as the garage which has built in electric points, ideal for the car, gym area or simply further storage. The home is nestled on a quiet estate and is in great school catchment areas as well as being close to local amenities including Asda, Doncaster Racecourse, The Dome, Vue cinema, Tenpin Bowling, restaurants and lakeside, all in short walking distance. The location also has fantastic transport links, close to A1 and M18, Doncaster train station and Doncaster City Airport, making this ideal for families, young professionals and commuters alike. As a family of 4 we have enjoyed all that this home and close amenities have to offer for both family and work.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 42.7 sqm, FLOOR 2: 38.8 sqm
ENCLOSURE: 100.5 sqm, TOTAL: 81.5 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entry



Kitchen Diner



Lounge

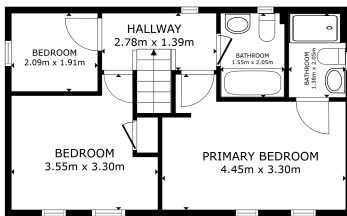


W/C



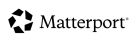
First Floor

Floor Plan



FLOOR 2

GRAND TOTAL AREA
FLOOR 1: 42.2 m² FLOOR 2: 38.8 m²
ENCLOSURE AREAS: 100.0 m²
TOTAL: 181.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom & En Suite



Bedroom



Bedroom



Bathroom



Externals

Front Aspect



Rear Garden & Driveway



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 6/10/2017

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/31/2025

Boiler Location - Kitchen



Approximate Electrical System Installation Date - 6/10/2017

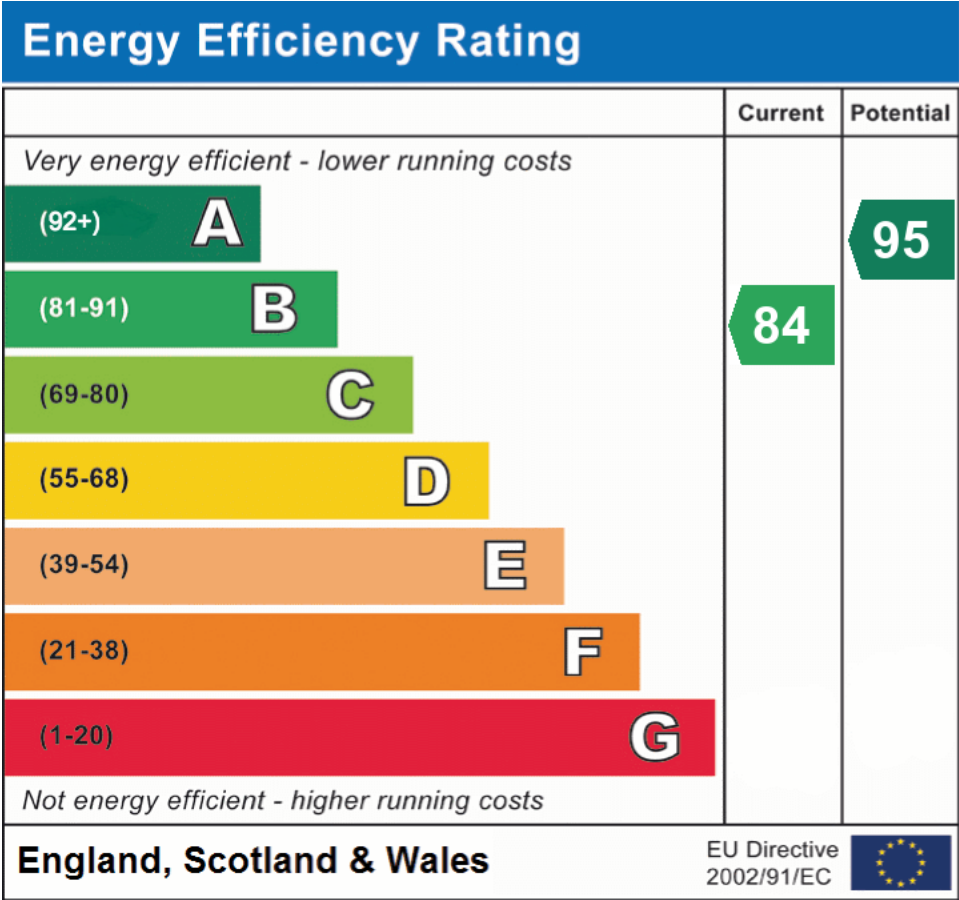
Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out – No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.