the property hive

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3 Bedroom(s), Detached House.

Dominion Road, Scawthorpe, DONCASTER.

- 3D Virtual Tour Available
- Lounge
- Ground Floor Toilet
- En - Suite to Master Bedroom
- Integral Garage
- Detached and Well Presented Family Home
- Kitchen Diner
- Three Good Sized Bedrooms
- Family Bathroom
- Front and Rear Gardens

Offers Over

£170,000

Reduced

Book your viewing today Tel: 01302 247754

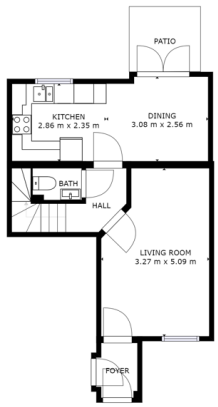
Owner's View

3D Virtual Tour Available

The home is a short drive away from main motorway links, shops and restaurants. It also benefits from a great catchment area for schools with multiple primary and secondary schools nearby. Upgraded property from standard including an induction hob and stainless steel appliances, full alarm system and outdoor lighting, TV ports in all bedrooms, fitted blinds, shaver sockets in all upstairs bathrooms, carpets, full height tiling, shower screen and shower in main bathroom, internal door to garage, additional patio area to rear of garden.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 40 m², FLOOR 2: 45 m²
TOTAL: 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
FLOOR 1

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Entrance Hall

This well presented family home is entered through a secure upvc door to the front of the home into an entrance porch in which to welcome family and friends into the property. A door to the side provides access into an integral garage, whilst ahead a door leads into the lounge.

Lounge

Bright and welcoming lounge situated to the front of the home. This room offers ample amounts of space for furniture to be placed. A door to the rear of the lounge leads to an inner hall where doors give access to the open plan kitchen diner, ground floor toilet, whilst ahead, a staircase rises and turns to the first floor landing.

Kitchen Diner

Modern and contemporary kitchen diner featuring matte wall and base units with a wooden effect countertop to match the design of the room. Built into the kitchen is a stainless steel sink unit and drainer, conductive hob with oven below and extractor hood above with space for a fridge freezer, washing machine and dishwasher. Flowing off from the kitchen is the dining area where adequate space has been provided for a dining table and chairs with french doors opening into the rear garden.

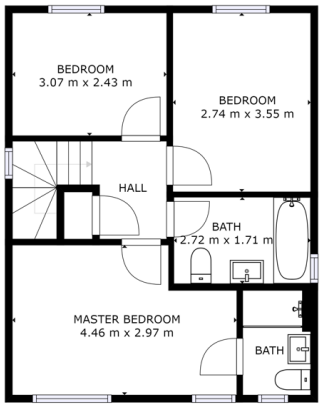
Ground Floor Toilet

Comprising a toilet and wash hand basin.

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.

First Floor

Floor Plan



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Master Bedroom

To the front of the home is the master bedroom, this is a good sized double room that benefits from an en-suite.

En-Suite

En-suite comprising a wash hand basin, toilet and shower enclosure with an obscured window allowing plenty of natural light and fresh air into the room.

Bedroom Two

Bedroom two is a good sized double room to the rear of the home.

Bedroom Three

Generously sized third bedroom to the rear of the home.

Bathroom

Modern bathroom suite comprising a wash hand basin, toilet and bath with overhead shower and screen.

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External

Front Garden

The home resides behind a mainly pebbled frontage providing easy maintenance. A drive to the left of the home provides parking whilst giving access to the integral garage. A secure gate to the right leads to the rear garden.

Rear Garden

Enclosed rear garden which is mainly lawned featuring a paved patio entertainment area. A storage shed provides an ideal area to store larger gardening equipment.

Integral Garage

Integral garage featuring power and lighting.

Property Information

Dominion Road

Council Tax Band - C
Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter - Yes
Average Annual Electricity Bills - £300
Average Annual Gas Bills - £300
Average Annual Water Bills - £300
Tenure - Freehold
Solar Panels - No
Space Heating System - Gas Boiler with Radiators (Combi)
Approximate Heating System Installation Date - 2018
Water Heating System - Gas Combi Boiler
Approximate Water Heating Installation Date - 2018
Boiler Location - Kitchen
Approximate Electrical System Installation Date - 2018
Approximate Electrical System Test Date - 2018
Fires/Heaters - None
Permanent Loft Ladder - No
Loft Insulation - Yes
Loft Boarded out - No

The information provided here has been obtained from the property owners for illustrative purpose and should be checked by your solicitor before any contracts are exchanged. The Property Hive cannot accept any liability for the accuracy of the information.

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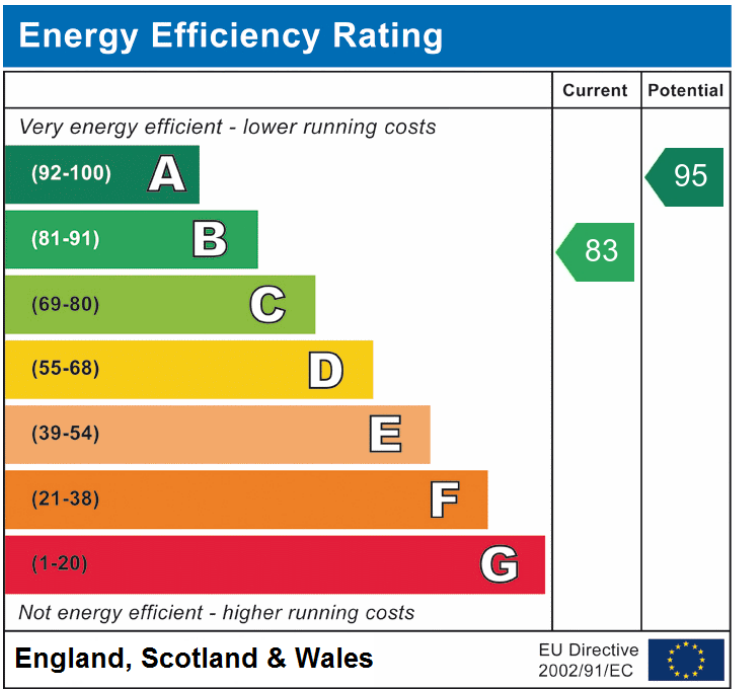
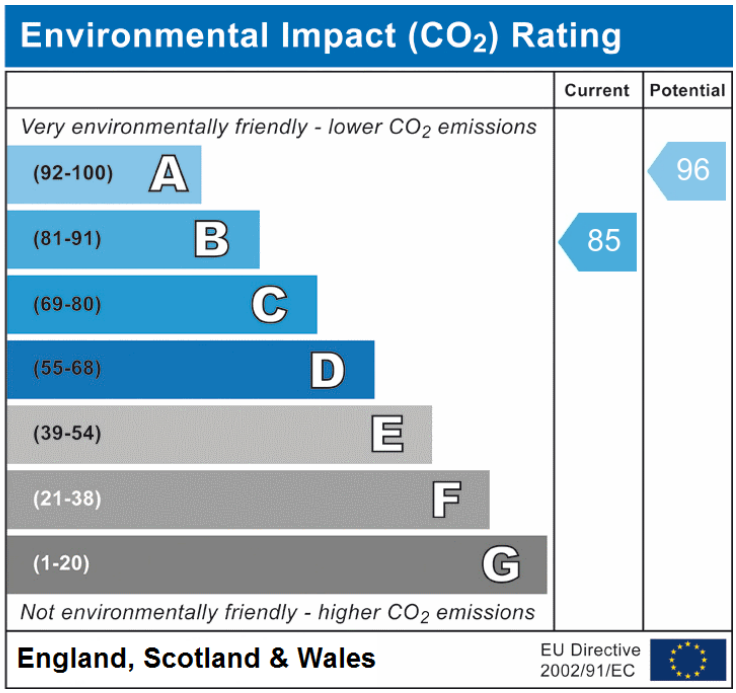
Energy Performance Certificate





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