

## Rowan Close, Doncaster

£215,000

3Keys Property are delighted to offer for sale this beautiful, 3 bedroom semi detached property, situated in a quiet cul de sac on this popular new development in Rossington, Doncaster. Offered in immaculate condition with no onward chain, parking for 2 cars and private rear garden. Call 3Keys Property today for details 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FULLY FITTED KITCHEN WITH INTERGRATED APPLIANCES
- SEPARATE HALLWAY WITH WC
- PRIVATE, FULLY ENCLOSED REAR GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- PRINCIPLE BEDROOM WITH ENSUITE
- REAR ASPECT KITCHEN/DINER WITH FRENCH DOORS
- 2 CAR PARKING SPACES
- PERFECT LOCATION FOR MOTORWAY ACCESS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this beautiful, 3 bedroom semi detached property, situated in a quiet cul de sac on this popular new development in Rossington, Doncaster. Offered in immaculate condition with no onward chain, parking for 2 cars and private rear garden.

Accommodation comprises of entrance hallway, ground floor wc, separate lounge with front aspect window, fully fitted kitchen/dining area, principle bedroom with ensuite bathroom, family bathroom and 2 further bedrooms.

## GROUND FLOOR

Entrance hallway with vinyl floor covering, radiator, single pendant light fitting and stairs to first floor - door leading to the lounge.

Lounge has a front aspect window with fitted carpet to floor, radiator and single pendant light fitting.

The kitchen has a rear aspect window and French doors onto garden. The kitchen is fitted with a range of floor and wall units with contrasting worktops. plumbing for washing machine and space for a fridge freezer. Oven, hob and extractor hood is all integrated. Floor is tiled,, there is a radiator, large under stair cupboard and 2 single pendant light fittings.

## FIRST FLOOR

Landing is fitted with carpet and has a radiator, access to the loft and a store cupboard.

The principle bedroom is front aspect with radiator, carpet to floor and single pendant light fitting. Door leading to the ensuite.

The ensuite is fitted with a large walk in shower, hand basin and wc. Side aspect obscure glass window, radiator, single pendant light fitting and vinyl floor covering.

Bedroom 2 is rear aspect with radiator, carpet to floor and single pendant light fitting. Bedroom 3 is front aspect with radiator, carpet to floor and single pendant light fitting. This room is currently used as a dressing room.

Family bathroom is part tiled with rear aspect obscure glass window, white bathroom suite comprising of bath tub, hand basin and wc. Floor has a vinyl covering, radiator and single pendant light fitting.

## EXTERNAL

To the front of the property is a driveway offering 2 car parking spaces, there is access from the front to the rear garden which is private, fully enclosed and mainly laid to lawn with a small patio area.

This property is located close to local amenities and offers excellent access to Doncaster City Centre and the motorway network as well as local transport links. To view this property, contact 3Keys Property today 01302 867888.

## HALLWAY

1.03m x 4.95m (3' 5" x 16' 3") 1.03m x 4.85m (3' 5" x 15' 11")

## WC

0.93m x 1.62m (3' 1" x 5' 4")

## LOUNGE

## KITCHEN

4.59m x 3.20m (15' 1" x 10' 6")

## LANDING

3.69m x 1.92m (12' 1" x 6' 4")

## BED 1

3.58m x 2.57m (11' 9" x 8' 5")

## BED 2

## BED 3

1.92m x 2.66m (6' 4" x 8' 9")

## BATHROOM

1.70m x 1.92m (5' 7" x 6' 4")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

## DISCLAIMER

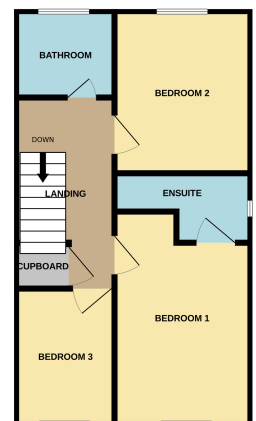
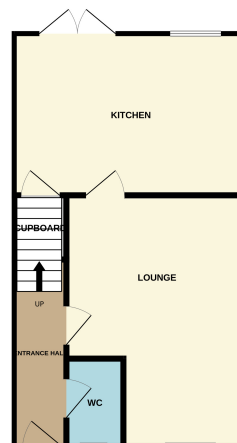
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## Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Adviser, in confidence, in order that we may

GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, windows, doors and any other details) are approximate and not responsible in detail to any one individual or class of person. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation is intended or given.  
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