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## Firth Crescent, Doncaster

£185,000

**\*\*IMPRESSIVE FAMILY HOME THAT MUST BE VIEWED\*\***  
3Keys Property are delighted to present this beautiful 3 double bedroom family home in Rossington, Doncaster. The property was extended in 2014 and refurbished to a high standard with three reception areas and a large kitchen with centre island. The master bedroom has a good size en-suite with double walk in shower and the family bathroom has a spa bath and separate walk in shower. The ground floor is concrete insulated which has a favourable impact on energy bills. The property benefits from off street parking for 2 cars and an integral garage. Viewings are available 7 days a week via the agent.

- **EXTENDED 3 BEDROOM FAMILY HOME**
- **HIGH SPECIFICATION FITTED KITCHEN WITH APPLIANCES**
- **LARGE 4 PIECE FAMILY BATHROOM**
- **GARAGE WITH BLOCK PAVED DRIVEWAY**
- **SECURITY ALARM SYSTEM AND CCTV**
- **MASTER BEDROOM WITH EN SUITE**
- **IMPRESSIVE LIVING SPACE**
- **UTILITY ROOM & DOWNSTAIRS WC**
- **SUBSTANTIAL REAR GARDEN**
- **MUST BE VIEWED TO BE APPRECIATED**

## ENTRANCE HALLWAY

The entrance hallway is accessed by the composite door, with stairs up to to the first floor, offering under stairs storage, finished with wood effect flooring, central heating radiator and sensor lighting.

## DINING ROOM

4m x 3.31m (13' 1" x 10' 10") 4m x 3.31m (13' 1" x 10' 10") Accessed via a sliding door from the entrance hallway, this functional dining space with front aspect window offers a great space for family meals. With feature fireplace and open shelving into the lounge, the room is finished with a pendant light fitting, central heating radiator and wooden effect flooring.

## LOUNGE

6m x 4m (19' 8" x 13' 1") The large lounge, with exposed brick alcoves has a feature wood burning stove, offering plenty of space for all the family. With a thick pile carpet, central heating radiator and large spot lighting finishing this room.

## KITCHEN

5.67m x 3.95m (18' 7" x 13' 0") A major selling point of this home is this beautiful, grey, high gloss kitchen with white worktops. Offering a range of floor and wall units, 2 integrated electric ovens, electric hob and built in freezer, this kitchen will be a great space for entertaining. A large island sits beneath 3 velux roof windows, with a rear aspect window and French doors onto the garden, the room is flooded with light. The floor is finished with wood effect flooring and modern strip lighting.

## FAMILY ROOM

3.94m x 3.67m (12' 11" x 12' 0") Located off the kitchen, a large, second lounge/family room with French doors onto the garden, finished with carpet, 2 pendant lights and central heating radiator.

## UTILITY ROOM

A useful utility room offering plumbing for a washing machine is a great addition to this property.

## DOWNSTAIRS W/C

With W/C and hand basin, sensor lighting, towel radiator and finished with tiles.

## MASTER BEDROOM

3.63m x 5.3m (11' 11" x 17' 5") Located within the extension of the property, this spacious, dual aspect master bedroom is a great space to relax. With pedant light fitting, central heating radiator and carpet to finish.

## EN SUITE

2.94m x 2.16m (9' 8" x 7' 1") The large en suite with walk in rainfall shower, hand basin with storage and built in W/C, finished with tile flooring, chrome towel rail and spot lighting.

## BEDROOM

2.90m x 4.29m (9' 6" x 14' 1") A double bedroom with built in wardrobe space, front aspect window, pendant light fitting, central heating radiator and finished with carpet.

## BEDROOM

2.88m x 3.36m (9' 5" x 11' 0") A further double bedroom with front aspect window, pendant light fitting, central heating radiator and finished with carpet.

## FAMILY BATHROOM

A large family bathroom with spa bathtub, separate shower unit, hand basin and W/C, rear aspect obscure window, central heating radiator and chrome towel rail, tile effect flooring and covered pendant lighting.

## EXTERIOR

The property benefits from a large blocked paved driveway for several cars, mature shrubs and integral garage. The large, secure, low maintenance garden benefits from astro turf, patio and decrete stoned area, secure fence around and gate access to the rear of the garden and to the front of the property. The property is located in a popular position in the village of Rossington which offers reputable schools, local amenities including supermarkets, cafes and public houses, and has great access to the Great Yorkshire Way and the M18/A1 motorway links.

## ADDITIONAL INFORMATION

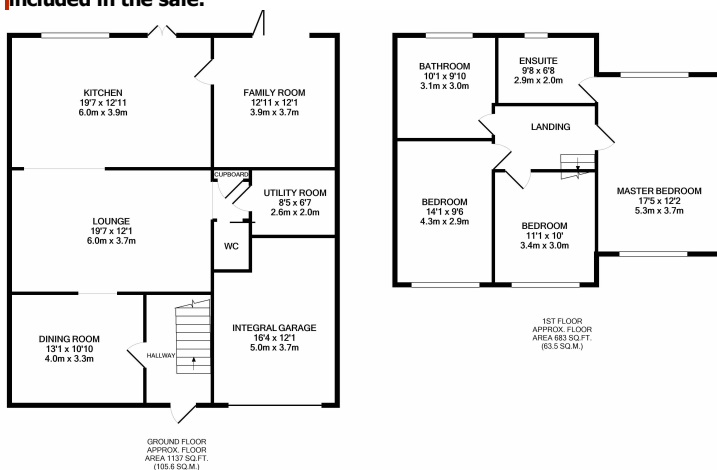
Tenure: Freehold

EPC Rating: TBC

Council Tax band: A

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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