

Elm Close, Doncaster

£209,950

3Keys Property are delighted to offer for sale this well presented, 3 bedroom semi detached townhouse, situated on the popular Brodsworth Estate in Rossington, Doncaster. In ready to move into condition, this property has plenty of living accommodation with 3 reception rooms and is balanced with 3 bedrooms including an ensuite to Principle bedroom. Parking for 2 cars and open aspect views to the rear, contact 3Keys Property for details 01302 867888.

- 3 BEDROOM SEMI DETACHED TOWN HOUSE
- 3 RECEPTION ROOMS
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- DRIVEWAY FOR 2 CARS
- WELL PRESENTED THROUGHOUT
- PRINCIPLE BEDROOM WITH ENSUITE
- LOUNGE WITH BALCONY
- FAMILY BATHROOM
- REAR GARDEN WITH OPEN ASPECT VIEWS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well presented, 3 bedroom semi detached townhouse, situated on the popular Brodsworth Estate in Rossington, Doncaster. In ready to move into condition, this property has plenty of living accommodation with 3 reception rooms and is balanced with 3 bedrooms including an ensuite to Principle bedroom. Parking for 2 cars and open aspect views to the rear. Accommodation comprises of Entrance hall, ground floor WC, open plan kitchen with dining room, family room, 1st floor landing, lounge, 3rd bedroom and family bathroom. The second floor has a landing, principle bedroom with ensuite and further double bedroom. The property has parking space for 2 cars and access to the rear garden which has open aspect views, artificial grass and patio.

GROUND FLOOR

A spacious entrance hall with wood effect laminate flooring, single pendant light fitting, radiator and gives access to stairs, ground floor WC and kitchen. Ground floor WC has a tiled feature wall, the same wood effect laminate flooring as the hallway, WC, hand basin with tiled splash back, radiator and single pendant light fitting.

An open plan kitchen/dining room fitted with a range of floor and wall units with a stylish black gloss finish and contrasting worktops, integrated appliances to include oven, hob, extractor hood, dish washer and plumbing for washing machine. Tiled splashbacks, rear aspect window, wood effect laminate flooring, led down lighting, single pendant light fitting, radiator and French doors which open out onto the rear garden patio.

Family room with French doors from the dining room, front aspect window, wood effect laminate flooring, led down lighting, radiator and floor and wall storage units with work top.

1st floor landing has carpet fitted to floor, side aspect window, radiator, single pendant light fitting and access to lounge, 3rd bedroom and family bathroom.

Lounge has a rear aspect window and French doors which open out onto a balcony with a wonderful view. Single pendant light fitting, radiator and fitted with carpet.

3rd bedroom is currently used as an office has a front aspect view, wood effect flooring, radiator and single pendant light fitting. The part tiled family bathroom is fitted with a white suite which comprises of bath tub, hand basin and wc. The flooring is wood effect laminate with single pendant light fitting.

2nd floor landing has a side aspect window, fitted carpet to floor, storage cupboard, loft access which is boarded and leads to principle bedroom and 2nd bedroom.

Principle bedroom is rear aspect with 2 Velux style windows, fitted with carpet, radiator and single pendant light fitting. Door leading to a partially tiled ensuite which has a walk in shower, hand basin with storage unit underneath and WC. Tiled floor, radiator, led down lighting and tiled splash back.

2nd double bedroom has 2 front aspect windows, carpet fitted to floor, radiator and single pendant light fitting.

EXTERNAL

To the front of the property is parking space for 2 cars and there is access to the rear garden which is fully enclosed and secured by a gate. Mainly laid to lawn with artificial grass, shrubs to border and a patio area which leads from the dining room making this a perfect place for alfresco entertaining.

The Brodsworth Estate is a highly popular development, close to local amenities including schools and also allows easy access to local transport links, the Great Yorkshire Way and the M18 motorway. To view this property, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

KITCHEN/DINING ROOM

4.72m x 3.00m (15' 6" x 9' 10")



FAMILY ROOM

2.47m x 4.94m (8' 1" x 16' 2")

WC

1ST FLOOR LANDING

LOUNGE

4.72m x 3.60m (15' 6" x 11' 10") L SHAPED ROOM

BEDROOM 3

2.40m x 3.22m (7' 10" x 10' 7")

BATHROOM

2.20m x 1.80m (7' 3" x 5' 11")

2ND FLOOR LANDING

PRINCIPLE BEDROOM

4.72m x 2.70m (15' 6" x 8' 10")

ENSUITE

2.15m x 1.70m (7' 1" x 5' 7")

BEDROOM 2

3.50m x 2.52m (11' 6" x 8' 3")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

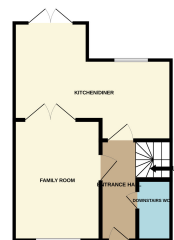
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Offer Procedure

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 Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

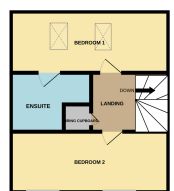
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, windows, rooms etc) any other errors are permitted and no responsibility is taken for any mis-statement or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.
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