



Tickhill Way, Rossington Doncaster



welcome to

Tickhill Way, Rossington Doncaster

Situated in this popular location close to local amenities and transport links is this well-presented four bedroom detached family home. The property has front and rear gardens, off road parking and a garage.



Entrance Porch

With a front facing sealed unit door with double glazed aside panels and a further door to the entrance hall.

Entrance Hall

With a central heating radiator and stairs which rise to the first floor.

Downstairs W.C.

Fitted with a low flush WC, a wall mounted wash hand basin, laminate flooring, central heating radiator, extractor fan and splashback tiling.

Lounge

With a front facing double glazed bay window, two central heating radiators, dado rail and coving to the ceiling. The focal point of the room is the feature fireplace with marble style back and a hearth housing the living flame fire.

Dining Room

With rear facing patio doors, a central heating radiator, dado rail and coving to the ceiling.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with stainless steel splashback and extractor above and an electric oven. There is complimentary tiling, two central heating radiators, tiled flooring and two rear facing double glazed windows.

Utility Room

Fitted with wall and base units with a work surface housing the sink and drainer with mixer tap beneath which is space for white goods. There is complimentary tiling, tiled flooring, a wall mounted boiler, extractor fan and a side facing double glazed window and sealed unit door.

First Floor Landing

With a side facing double glazed window, airing cupboard, central heating radiator and access to the loft.

Bedroom One

With a front facing double glazed window, a central heating radiator and fitted wardrobes, bedside tables and cupboards which extend over the bed. Access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a shower cubicle with shower. There is partial tiling to the walls, an extractor fan, laminate flooring, a central heating radiator and a side facing obscure double glazed window.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bedroom Four

With a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a double walk-in shower with shower. There is a central heating radiator, extractor fan and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with shrubs and plants to the borders. There is a resin driveway providing off road parking which leads to the garage and side access gate to the rear. To the rear of the property there is a low maintenance enclosed garden with lawned area, pebbled area, patio, shrubs and plants to the borders. There is a garden shed, green house and an outside tap.

Garage

With a roller shutter door, light and power.



view this property online williamhbrown.co.uk/Property/DCR125749



welcome to

Tickhill Way, Rossington Doncaster

- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- UTILITY ROOM AND DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125749



Property Ref:
DCR125749 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk