Firbeck Way,Rossington Doncaster

william h brown

welcome to

Firbeck Way,Rossington Doncaster

Situated within this sought after location of Rossington, this spacious four bedroom detached family home is peacefully nestled within cul-de-sac and benefits from a ground floor W.C, an integral garage, two reception rooms and a private generous rear garden.

Entrance Hall
A welcoming hall featuring decorative ceiling coving, staircase rising to the first floor landing, a central heating radiator and access to the ground floor W.C and integral garage.

Ground Floor W.C
Fitted with a low flush W.C, a wash hand basin, a central heating radiator, a storage cupboard and a side facing obscure double glazed window

Lounge
With a front facing double glazed window, a central heating radiator, decorative coving, a feature fireplace with a hearth and surround and an open archway into the dining room.

Dining Room
With a rear facing double glazed window, decorative coving, a central heating radiator, rear facing patio doors to the garden and access to the kitchen.

Kitchen
A spacious breakfast kitchen benefiting from laminate flooring and a range of fitted wall and base units with ample roll-edge worksurfaces housing the sink and drainer. There is a double eye level electric oven and grill, a gas hob with extractor above, space for a fridge freezer and a central heating radiator. There is a rear facing double glazed window, space for a dining table and chairs and a side door to the rear garden.

First Floor Landing
With a side facing double glazed window, a central heating radiator and a useful storage cupboard.

Bedroom One
With a front facing double glazed window, a central heating radiator, mirrored fitted wardrobes and laminate flooring.

Bedroom Two
With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bedroom Three
With a front facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Four
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bathroom
Fitted with a four piece suite comprising of a low flush W.C, a wash hand basin on a vanity unit, a panelled bath and a shower cubical with shower. There is a rear facing double glazed window, downlights to the ceiling, a central heating radiator and tiling to the walls.

Outside
Attractively set back from the road in a peaceful cul-de-sac position, featuring a lawned garden alongside a block-paved driveway offering off-street parking over a dropped kerb.
To the rear there is enclosed and is mainly laid to lawn, there is an extensive patio area ideal for hosting and entertaining and a range of mature fruit trees.

Integral Garage
Integral single garage with an up-and-over door to the front, a side access door to the entrance hallway, electrical power and lighting, housing the wall mounted boiler. There is a side facing double glazed window for natural light and counter top space with under counter plumbing for a washing machine.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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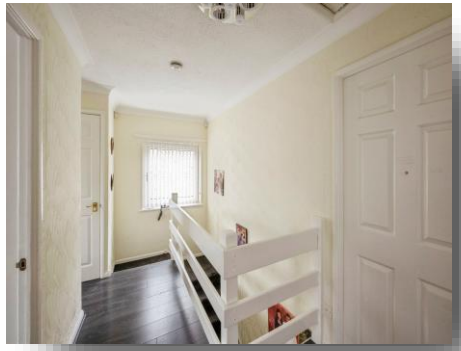
welcome to

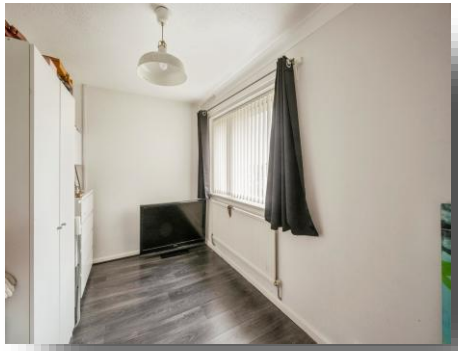
Firbeck Way, Rossington Doncaster

- FOUR BEDROOM DETACHED FAMILY HOME
- DESIRABLE ROSSINGTON LOCATION
- CUL-DE-SAC POSITION SET WELL BACK FROM THE ROAD
- TWO SEPARATE RECEPTION ROOMS
- SPACIOUS KITCHEN DINER

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

£350,000





Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR126434 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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