

Epsom Road, Doncaster

william h brown

welcome to

Epsom Road,Doncaster

GUIDE PRICE £190,000-£200,000 A beautifully maintained three bedroom semi-detached home occupying a prime corner plot in a peaceful cul-de-sac. Highlights include a gated driveway, a generous downstairs W.C, two flexible reception rooms, and an impressive spacious breakfast kitchen to the rear.













Entrance Hall
A welcoming and exceptionally spacious entrance hallway offering an inviting first impression. Features include a central heating radiator, decorative coving and a highly practical under-stairs storage area, currently used for coat storage and providing convenient space for a tumble dryer.

Lounge
A beautifully proportioned and comfortable main reception room benefiting from a front facing double glazed bay window allowing for plenty of natural light. The room has a central heating radiator and features an attractive focal feature electric fireplace, creating a cozy living environment with decorative coving.

Dining Room
A separate, generous formal dining room ideal for family meals and entertaining guests. Features include tiled flooring, a rear facing double glazed window overlooking the garden, a central heating radiator and an attractive feature fireplace with open layout to the kitchen.

Kitchen / Breakfast Diner
A central highlight of the home, this superb rear breakfast kitchen diner features tiled flooring throughout and is fitted with a stunning range of high gloss wall and base storage units with ample worktop space and incorporates a sink and drainer. Designed for contemporary living and entertaining, the kitchen boasts space for a Rangemaster style gas cooker, plumbing for a washing machine, plumbing for a dishwasher, central heating radiator, rear facing double glazed window, and double glazed rear facing French doors leading out into the garden. The kitchen also provides direct inner access to both the dining room and the ground floor WC.

Cloakroom / Downstairs W.C
Conveniently accessed directly off the spacious kitchen diner, this ground floor guest cloakroom features partially tiling and a front facing obscure double glazed window. Equipped with a low level flush WC, hand wash basin, and central heating radiator.

First Floor Landing
A bright landing area with a side-facing double glazed window, central heating radiator, decorative coving and loft hatch. Provides access to all bedrooms and the family bathroom.

Bedroom One
A spacious primary double bedroom featuring a rear-facing double glazed window overlooking the rear garden, alongside central heating radiator.

Bedroom Two
A second well-proportioned double bedroom benefiting from a front-facing double glazed window and central heating radiator with fitted storage.

Bedroom Three
A versatile third bedroom, ideal as a child's bedroom, nursery, or home office, featuring a rear facing double glazed window and central heating radiator.

Bathroom
A fully tiled family bathroom fitted with a suite comprising a panelled bath, hand wash basin, and a separate electric shower setup over the bath, finished with a front facing obscure double glazed window and downlights to the ceiling.

Outside
The property commands a highly attractive corner plot position nestled in a quiet cul-de-sac setting. To the front, double gates open onto a concrete driveway providing secure off road parking for multiple vehicles, accompanied by a low-maintenance slate-chipped front garden area enclosed by boundary brick walling. Gated side access leads around to the fully enclosed rear garden, which features a paved patio area ideal for outdoor seating, alongside a neatly kept lawned garden area.

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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- GUIDE PRICE £190,000-£200,000
- DESIRABLE CORNER PLOT POSITION IN A QUIET CUL-DE-SAC
- THREE BEDROOM SEMI-DETACHED HOME
- GATED FRONT DRIVEWAY PROVIDING OFF ROAD PARKING
- SPACIOUS ENTRANCE HALLWAY WITH USEFUL UNDERSTAIRS STORAGE

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

guide price

£190,000-£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127411 - 0003

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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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