



Collier Close, New Rossington Doncaster

welcome to

Collier Close, New Rossington Doncaster

Situated on this popular development close to a wide range of local amenities and excellent transport links is this three bedroom semi-detached family home, benefiting from spacious accommodation throughout, an enclosed garden to the rear and a ground floor W.C. Ideal for growing or extended family!



Entrance Hall

With a front facing sealed unit door, a central heating radiator and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed window, a central heating radiator and access to the inner lobby.

Inner Lobby

With access to the ground floor W.C and a useful storage cupboard.

Ground Floor W.C.

Fitted with a low flush W.C, a wash hand basin with mixer tap, an extractor fan and splashback tiling.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven and grill, plumbing for a washing machine and an integrated dishwasher and fridge-freezer. There is complimentary splashback tiling to the walls, downlights to the ceiling and a cupboard housing the gas central heating boiler. There is a rear facing double glazed window, French doors which give access to the rear patio and garden beyond and a central heating radiator.

First Floor Landing

With access to the loft and a central heating radiator.

Bedroom One

With a front facing double glazed window and a central heating radiator. A door gives access to the en-suite.

En-Suite Shower Room

Fitted with a low flush W.C, a wash hand basin and a shower cubicle with shower. There is a front facing obscure double glazed window, partial tiling to the walls and a central heating radiator.

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.

Bathroom

Fitted with a low flush W.C, a wash hand basin with mixer tap and a panelled bath with shower over. There is a side facing obscure double glazed window, partial tiling and a central heating radiator.

Outside

To the front a driveway provides ample off road parking whilst to the rear the garden is mainly laid to lawn with fencing to the perimeter and a patio area.



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Collier Close, New Rossington Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- CLOSE TO A RANGE OF SHOPS, SCHOOLS AND AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126978 - 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.

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