



Roberts Road,Edlington Doncaster

welcome to

Roberts Road, Edlington Doncaster

This stunning three bedroom semi-detached home is presented to a high standard throughout and is in move-in-ready condition. Situated on this popular development in Edlington, the property is located close to a range of shops, schools and local amenities. Ideal for a first time buyers!



Entrance Hall

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

Dining Kitchen

11' x 11' 4" (3.35m x 3.45m)

Fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with extractor above, an electric oven and grill, an integrated fridge freezer and dishwasher, plumbing for a washing machine and complimentary splashback tiling. There are spotlights to the ceiling, a central heating radiator, a front facing double glazed window and laminate flooring.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin and a side facing obscured double glazed window.

Lounge

14' 8" x 11' 5" (4.47m x 3.48m)

From the kitchen, the laminate flooring continues into this bright and versatile space, with double glazed French doors providing access to the conservatory and a central heating radiator.

Conservatory / Garden Room

12' 9" x 11' 11" (3.89m x 3.63m)

With side and rear facing double glazed windows, a central heating radiator, tiled flooring and French doors which open onto the rear garden.

First Floor Landing

Bedroom One

14' 8" x 9' 10" (4.47m x 3.00m)

With a central heating radiator, a front facing double glazed window and a useful storage cupboard.

Bedroom Two

10' 8" x 8' 3" (3.25m x 2.51m)

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

Bedroom Three

7' 5" x 6' 8" (2.26m x 2.03m)

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

Family 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 central heating radiator and a side facing obscured double glazed window.

Outside

To the front of the property, there is a lawned garden with a range of mature shrubs and plants, a pathway leading to the entrance hall and a further driveway to the side providing off road parking.

To the rear is a beautifully presented, low maintenance garden featuring a pathway leading to a sheltered seating area, attractive planters to the borders and a further patio area, creating the perfect space for relaxing and entertaining outdoors.

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

Roberts Road, Edlington Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY
- POPULAR SOUGHT AFTER DEVELOPMENT
- CONSERVATORY WITH FRENCH DOORS
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR127264 - 0002

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