



Rowena Avenue, Doncaster, South Yorkshire

Utility room with a downstairs WC | Large Driveway allowing off-road parking for multiple cars | Spacious kitchen diner | Close to a range of local shops | Cosy lounge area with a fireplace

Asking Price: **£190,000 (Guide Price)**

KW PLUS
KELLERWILLIAMS

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DESCRIPTION

Welcome to this charming 3 double bedroom property nestled in a quiet neighbourhood, this home boasts a warm and inviting atmosphere with a thoughtful layout that caters to the needs of a modern family. Upon entering, you are greeted by beautiful hallway that leads you to a spacious living room, perfect for family gatherings or entertaining guests. With a focal point of a contemporary gas fire. The heart of this stunning home lies in the open plan country-style kitchen, where the warmth of wooden cabinets harmonizes with modern appliances. This culinary haven is not only a place for preparing delicious meals but also serves as a hub for family bonding and socializing. Adjacent to this, an additional reception room offers versatility – an ideal space for either a 2nd sitting room, home office, dining room, playroom, or even a cosy reading nook. A utility room, conveniently located on the rear of the kitchen with access to the rear garden, ensures that household chores are efficiently handled, while the inclusion of a downstairs WC adds practicality to the daily routine. The property features three generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom, adorned with contemporary fixtures and fittings, provides a spa-like ambiance for unwinding after a long day. Step outside onto the generous size garden that is perfect for the warm weather when hosting barbeques for friends and family on the expansive patio. A charming outbuilding adds character and serves as a versatile space for extra storage, a workshop/Gym, or even a private retreat. The property also provides the addition of a single garage at the rear of the garden. The convenience of this extensive driveway is a standout feature for a multi car family, with a front driveway laid with stones and capable of accommodating several cars and the drive extends down the entire side of the property. The rear garden is access by a stable gate. This home seamlessly combines practicality with style, offering a harmonious blend of indoor and outdoor living spaces for a truly delightful family experience. Close to local amenities and ideally located for several schools for all ages. All in all a fabulous family home. Call to book a viewing with Sue Wragg - Keller Williams #KWUK



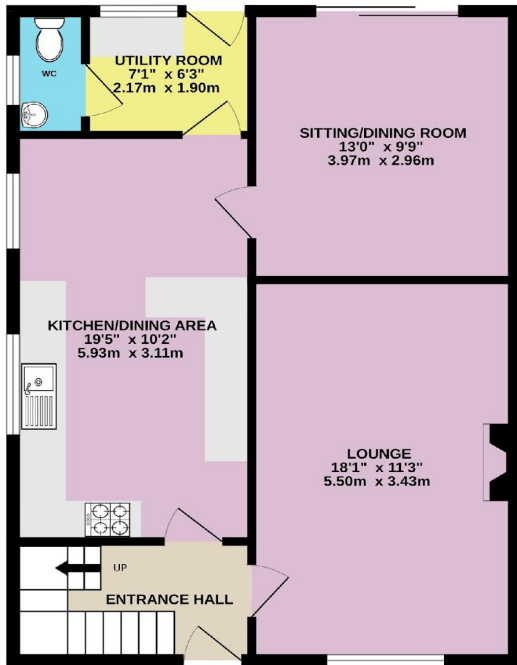


DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY.

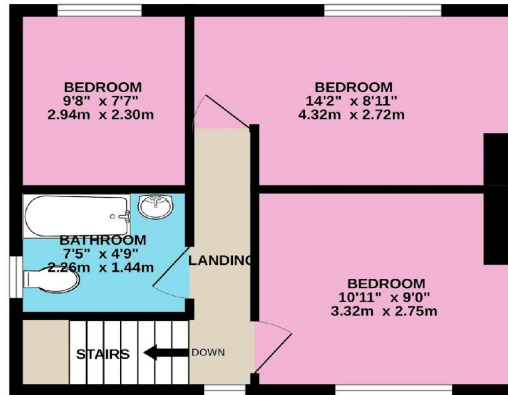
Rules For
a Better Life
1. Eat less, live longer.
2. Sleep more.
3. Exercise less.
4. Drink more.
5. Laugh more.
6. Love more.
7. Live longer.

If you want
**BREAKFAST
IN BED**
go sleep in the
KITCHEN

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07973 333628



KW Move, The Reading Rooms, The Street, Arundel, West
Sussex, RH20 3EP

sue.wragg@kwuk.com



OPENING HOURS

None