



Rocksand Drive, Edlington Doncaster



welcome to

Rocksand Drive, Edlington Doncaster

Situated in this sought after development in Edlington is this well-presented two double bedroom semi-detached bungalow. The property benefits from front and rear gardens, off road parking and is close to local amenities and transport links.



Entrance Hall

With a side facing sealed unit door, a central heating radiator, access to the loft and two useful storage cupboards.

Lounge Diner

18' 10" x 11' 4" (5.74m x 3.45m)

With a front facing double glazed window and two central heating radiators.

Kitchen

11' 1" x 8' 9" (3.38m x 2.67m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. There is a gas hob with splashback tiling and extractor hood above, an electric oven, integrated washing machine, area for a tumble dryer and fridge-freezer. There is a front facing double glazed window.

Bedroom One

13' 5" x 9' 9" into recess (4.09m x 2.97m into recess)

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

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

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

Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is a central heating radiator, extractor fan and a side facing double glazed window.

Outside

To the front of the property is an open plan lawned garden and a driveway providing off road parking for two vehicles while to the rear of the property is a good sized enclosed tiered garden with patio area, shed and outside taps.

Additional Information

The vendor has made us aware that there is a management charge of £163.50 per annum for the upkeep of the development.



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Rocksand Drive, Edlington Doncaster

- TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- WELL-PRESENTED THROUGHOUT
- GENEROUS LOUNGE DINER
- HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM

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

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126015 - 0002

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