



**Dominion Road, Scawthorpe Doncaster**

**welcome to**

**Dominion Road, Scawthorpe Doncaster**

Situated in a sought after location, this well presented three bedroom semi-detached home is finished to a high standard throughout and benefits from an en-suite to the primary bedroom, a well maintained rear garden and a generous driveway providing off-road parking for two vehicles.



### **Entrance Hall**

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

### **Ground Floor W.C**

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

### **Lounge**

With a front facing double glazed window, a central heating radiator and laminate flooring.

### **Kitchen**

Fitted with a range of kitchen 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, plumbing for a washing machine and dishwasher and space for a fridge freezer. There is a rear facing double glazed window, a central heating radiator, laminate flooring and French doors to the garden.

### **First Floor Landing**

With a useful storage cupboard and access to all bedrooms and family bathroom.

### **Bedroom One**

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush W.C, wash hand basin with tiled splashback and a shower cubical with shower. There is a front facing obscured double glazed window 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.

### **Family Bathroom**

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

### **Outside**

To the front of the property, there is a driveway which provides off road parking for two vehicles. To the rear, the enclosed garden features an artificial lawn, a patio seating area ideal for outdoor entertaining and a stunning summer house.

### **Summer House**

14' x 8' ( 4.27m x 2.44m )

a versatile space which could be used as an outdoor bar, home office or storage space. There are front facing French doors and front facing double glazed windows providing an abundance of natural light.

### **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

## Dominion Road, Scawthorpe Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER DEVELOPMENT
- STUNNING PLAYING FIELD VIEWS TO THE FRONT
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY
- ENCLOSED REAR GARDEN WITH SUMMER HOUSE

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR127122 - 0004

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