

RAVENFIELD COURT, CONISBROUGH, DONCASTER

SSTC

GUIDE PRICE £190,000 Freehold

GUIDE PRICE £190,000 TO £200,000

A FABUOLUS PROPERTY, TO PUT INTO THE MIX...ON A MODERN DEVELOPMENT, RAVENFIELD COURT NUMBER SIX...!

Nestled within a modern development in the popular area of

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Four Bedrooms with Ensuite to Master
- Accommodation over Three Floors
- Kitchen Diner
- Downstairs WC
- Enclosed Rear Garden
- Off Road Parking & Detached Garage
- Popular Modern Development
- DON'T DELAY...BOOK A VIEWING TODAY...!
- Explore the 360° Virtual Tour!

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A FABULOUS PROPERTY, TO PUT INTO THE MIX...ON A MODERN DEVELOPMENT, RAVENFIELD COURT NUMBER SIX...!
Nestled within a modern development in the popular area of Conisbrough, this fabulous four-bedroom home is perfect for first-time buyers or growing families. Set over three floors, the property offers a well-designed layout and a range of desirable features, including a detached garage and enclosed rear garden.

Upon entering, you are welcomed by a hallway with laminate flooring and carpeted treads on the staircase, leading to the first floor. The ground floor comprises a spacious living room, a kitchen-diner, and a convenient downstairs WC. The first floor hosts three bedrooms along with a modern family bathroom. The top floor boasts an impressive master bedroom with an en-suite shower room. Externally, the property benefits from a lawned frontage, and to the rear a low-maintenance garden with Astroturf and rear gated access to a detached single garage with a private parking space. Don't delay contact Uflit today 01709 912730.

Council Tax Band: B
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall

Laminate flooring with carpeted stair treads leading to the first floor. Radiator and doors providing access to the living room and downstairs WC.

WC

Fully tiled with a feature border, vanity sink unit providing storage, low-level WC, and a front-facing window.

Living room

w: 3.25m x l: 3.78m (w: 10' 8" x l: 12' 5")

Bright and spacious with laminate flooring, a front-facing window, and a radiator. Flows seamlessly into the kitchen-diner.

Kitchen/diner

w: 4.19m x l: 3.15m (w: 13' 9" x l: 10' 4")

Modern fitted kitchen with wall and base units and complimentary work surface areas. Single oven with gas hob, extractor fan, and space for appliances. Laminate flooring throughout. French doors open onto the rear garden. Additional rear-facing window, radiator, and understairs storage cupboard.

FIRST FLOOR:

Laminate flooring with a wooden handrail. Provides access to three bedrooms and the family bathroom, with stairs leading to the third floor.

Bedroom 2

w: 4.27m x l: 2.54m (w: 14' x l: 8' 4")

Spacious double bedroom with laminate flooring, two rear-facing windows and radiator.

Bedroom 3

w: 2.31m x l: 2.64m (w: 7' 7" x l: 8' 8")

A well-proportioned bedroom with laminate flooring, radiator and a front-facing window.

Bedroom 4

w: 1.65m x l: 1.91m (w: 5' 5" x l: 6' 3")

A smaller fourth bedroom, ideal as a nursery or office with laminate flooring, radiator and a front facing window.

Family Bathroom

w: 1.68m x l: 2.03m (w: 5' 6" x l: 6' 8")

A modern design with tiled flooring, partially tiled walls, a panelled bath, low-level WC, wash hand basin, heated towel rail, and spotlights.

SECOND FLOOR:

Laminate flooring with carpeted stair treads. Loft hatch and radiator.

Master bedroom

w: 4.27m x l: 3.4m (w: 14' x l: 11' 2")

A generously sized master bedroom with laminate flooring, two Velux windows, radiator and a door leading to the en-suite.

Ensuite

w: 3.1m x l: 1.45m (w: 10' 2" x l: 4' 9")

A contemporary en-suite featuring a shower cubicle, large wall-mounted vanity sink and a low-level WC. Tiled flooring, partially tiled walls, and a Velux window.

Outside

The front garden features a neatly lawned area, adding to the property's curb appeal. To the rear, a low-maintenance garden is laid with Astroturf, creating an ideal space for outdoor relaxation or family activities. The property also benefits from rear gated access to a parking space with a detached garage.








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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		88	
(81-91) B			
(69-80) C	77		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

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



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.