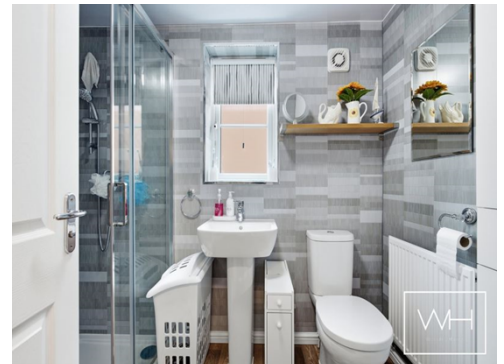




35 Dominion Road, DN5 9PU

**£210,000 Offers In Region Of
Tenure Freehold**

- Great Location
- Driveway parking
- Handy Downstairs WC
- Perfect for first time buyers
- Move In Ready
- Three Bedrooms

Beautifully Presented Three-Bedroom, Three-Storey Home

Welcome Homes are delighted to present this beautifully maintained three-bedroom home, offering approximately 84 sq. m of accommodation arranged over three floors. Ideal for first-time buyers, couples or growing families, the property offers a well-planned layout, a fantastic top-floor principal bedroom and a private rear garden.

The ground floor opens into a spacious and welcoming living room, beautifully presented with a contemporary feature wall and plenty of natural light. From here, the hallway provides access to a useful downstairs WC before leading through to the kitchen and dining area at the rear of the property.

The kitchen and dining area provides a lovely space for everyday living, fitted with a range of modern white units, contrasting work surfaces, integrated cooking appliances and space for additional appliances. There is plenty of room for a dining table, while French doors open directly onto the rear garden, making this a great space for entertaining during the warmer months.

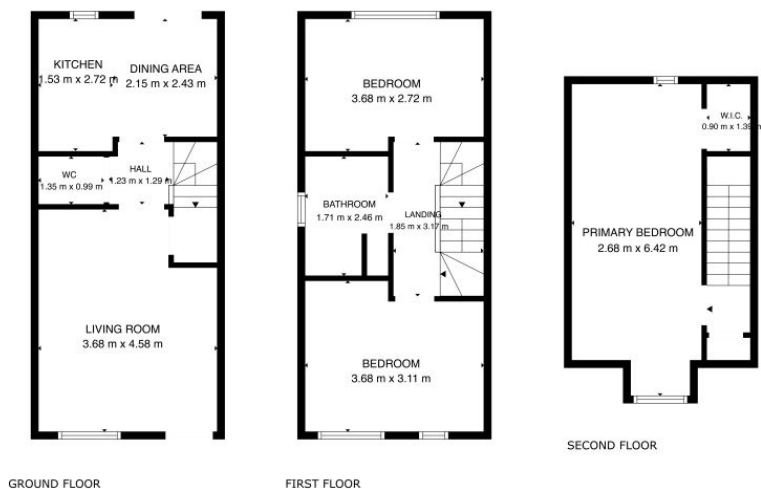
To the first floor are two well-proportioned bedrooms, both offering plenty of space for bedroom furniture. The family bathroom is also located on this floor and is fitted with a modern suite, including a generous shower enclosure.

The second floor is dedicated to the impressive principal bedroom, creating a private space away from the rest of the home. Measuring approximately 6.42 metres in length, there is plenty of room for a large bed and additional furniture. The room also benefits from a walk-in wardrobe, providing excellent additional storage.

Outside, the property has a private and enclosed rear garden, offering a lovely space to sit, relax and enjoy the warmer months. To the front, the property benefits from off-road parking and is positioned within an attractive modern residential development.

Situated in Scawthorpe, the property is conveniently located for local shops, schools and everyday amenities, with good transport links providing easy access to Doncaster and the surrounding areas.

This is a lovely home that has clearly been well cared for, offering flexible living accommodation across three floors and a fantastic top-floor principal bedroom. Early viewing is highly recommended.



TOTAL: 84 m2
GROUND FLOOR: 31 m2, FIRST FLOOR: 31 m2, SECOND FLOOR: 22 m2
EXCLUDED AREAS: WALLS: 8 m2

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B	87	88
(69-80) C		
(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	