



Fewston Way, Doncaster, DN4

£265,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

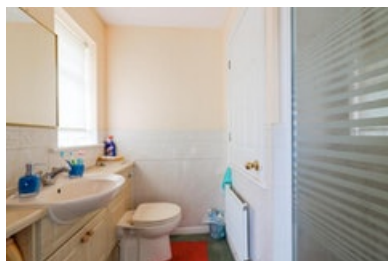
Excellent detached family home in the popular Lakeside location close to leisure and shopping facilities - 4 bedrooms - en suite and family bathrooms - 2 reception rooms - fitted kitchen and utility room - d/s wc - driveway and garage - enclosed gardens Entrance hall with stairs to 1st floor Loung

Key features:

- Well presented detached family home
- En suite
- Popular location
- Double width driveway
- New Boiler Installed 2019

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band D (£1528.37 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



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Entrance hall with stairs to 1st floor

Lounge with Upvc window to front, archway through to dining room with patio doors to rear gardens

Fitted breakfast kitchen with eye and base level units

Fitted utility room with door to rear gardens

New Boiler Installed January 2019!!

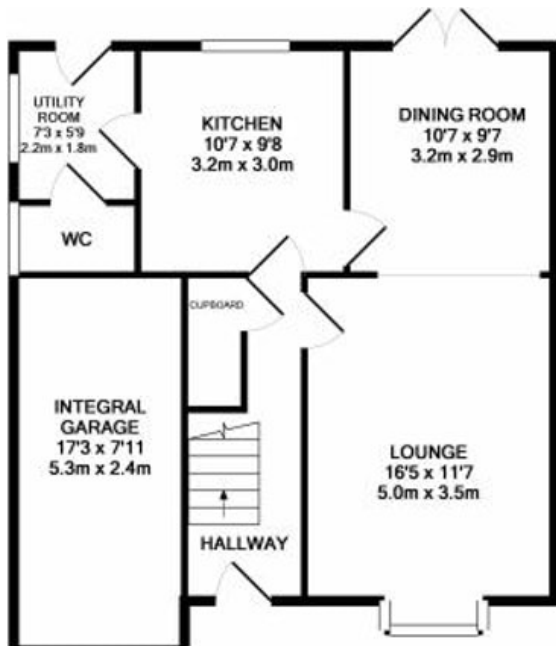
D/s wc with fitted suite

4 bedrooms with en suite to master

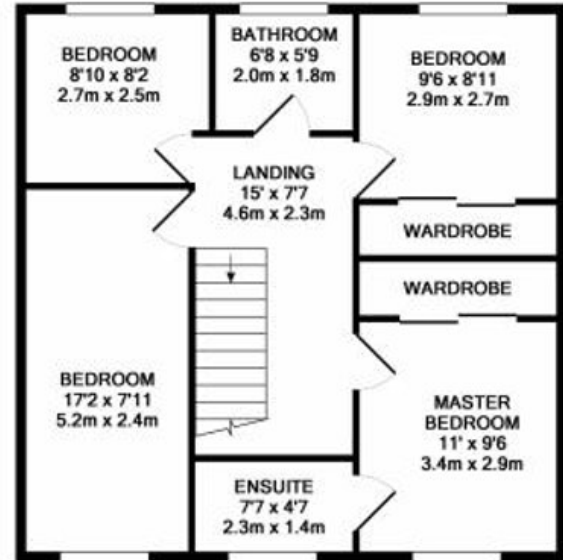
Family bathroom with fitted suite

Externally the house enjoys lawned gardens to the front and rear, driveway and garage to front

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

Energy Performance Certificate

11, Fewston Way, DONCASTER, DN4 5PR

Dwelling type: Detached house	Reference number: 0361-2808-7916-9108-7881
Date of assessment: 08 September 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 September 2018	Total floor area: 109 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,580
Over 3 years you could save	£ 594

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 594 over 3 years </div>
Heating	£ 1,884 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 477 over 3 years	£ 225 over 3 years	
Totals	£ 2,580	£ 1,986	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Current	Potential
69	85

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

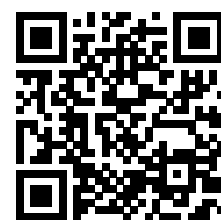
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
2 Heating controls (programmer and TRVs)	£350 - £450	£ 90
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 268

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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