

4 Bedroom(s), Detached House, Freehold

Valerian Close, New Rossington, Doncaster.



- 3D Virtual Tour Available
- Driveway and Garage
- Modern Kitchen Diner
- En Suite to Master Bedroom
- Modern Kitchen Diner with Integrated Appliances

- Four Bedroom Detached Family Home
- Local Amenities and Transport Links
- Utility Room and W/C
- Rear Enclosed Garden
- Fitted Wardrobes in Two Bedrooms

**Offer in Region of
£289,000
For Sale**

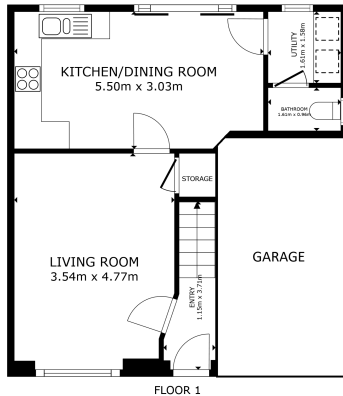
Book your viewing today Tel: 01302 247754

Owner's View

Tucked away in a quiet cul-de-sac in the sought-after area of New Rossington, this beautifully presented four-bedroom detached home on Valerian Close offers modern family living throughout. To the front, there's a driveway and garage providing ample off-road parking. At the heart of the home is a stylish kitchen diner with integrated appliances—including a dishwasher—and patio doors opening to the enclosed rear garden. A utility room and downstairs W/C add convenience. Upstairs, there are four well-proportioned bedrooms, with the master featuring an en suite. Two bedrooms include fitted wardrobes, and the loft has been professionally boarded out for additional storage. The private rear garden boasts a lovely summer house, ideal as a home office or retreat. Located close to schools, shops, and excellent transport links, this is a fantastic move-in-ready family home.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 42.4 m² FLOOR 2: 34.6 m²
TOTAL: 77.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



Lounge



Kitchen Diner



Utility

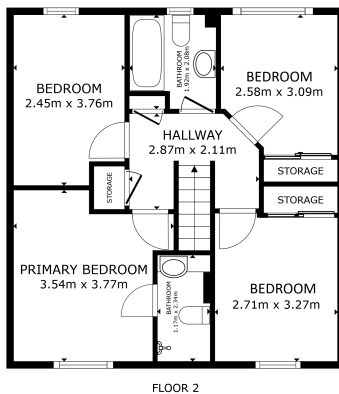


W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 2: 82.4 m² FLOOR 3: 23.6 m²
 TOTAL: 106.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Master Bedroom & En Suite



Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 9/1/2023



measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 9/1/2023

Boiler Location - Utility room

Approximate Electrical System Installation Date - 9/29/2023

Permanent Loft Ladder - Yes

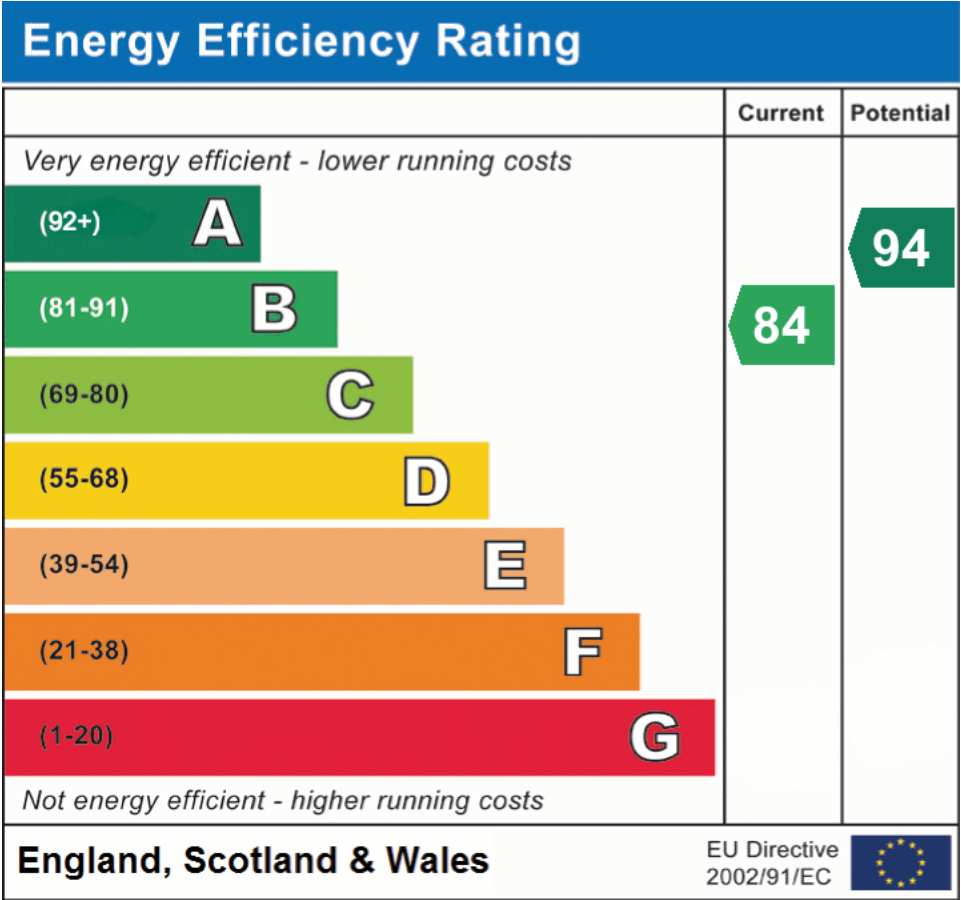
Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All

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Energy Performance Certificate



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