

**3 Bedroom(s), Detached House, Freehold**

**Cusworth Grove, Rossington.**



- 3D Virtual Tour Available
- Spacious Detached Family Home
- Lounge and Conservatory
- Three Bedrooms En Suite to Master
- Driveway Allowing for off Road Parking

- Rear Enclosed Garden With Summer House
- Modern and Stylish Kitchen Diner
- Ground Floor W/C
- Family Bathroom

**£210,000**  
**For Sale**

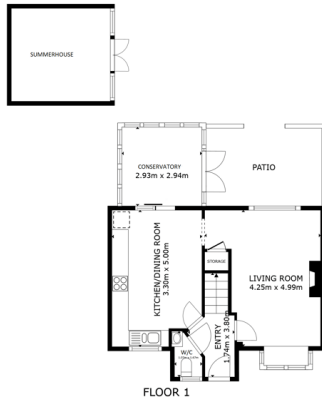
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Lovely 3-bedroom detached house on Cusworth Grove, Rossington. Featuring a modern kitchen, spacious living area, master bedroom with En Suite, ground floor W/C and a large garden. Ideal for families, this home is close to local schools and amenities. There are some great walks over towards Rossington Hall.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1: 90.7 sqm FLOOR 2: 38.3 sqm  
EXCLUDED AREAS: PATIO 12.4 sqm STORAGE 12.4 sqm  
TOTAL: 99.8 sqm

Matterport

## Kitchen Diner



## Lounge



## Conservatory

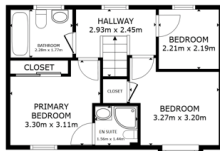


## Ground Floor W/C



## First Floor

### Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 50.7 m<sup>2</sup> FLOOR 2: 38.3 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 12.1 m<sup>2</sup> STORAGE 12.4 m<sup>2</sup>  
TOTAL: 89.0 m<sup>2</sup>  
SIZES AND CAPACITIES ARE APPROXIMATE. ACTUAL MAY VARY.



## Master Bedroom With En Suite



## Bedroom Two



## Bedroom Three



## Family Bathroom



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2007

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2007

Boiler Location - kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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 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.

## Energy Performance Certificate

