

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

**Castle Avenue, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Lounge
- Driveway and Garage with Hormann Electric Garage Door
- Beautifully Landscaped Rear Garden with Pond
- Local Amenities, Schools and Transport Links

- Three Bedroom Semi Detached Family Home
- Kitchen Diner with Recently Fitted Patio Doors
- Family Bathroom
- Popular Location in Rossington

**£190,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

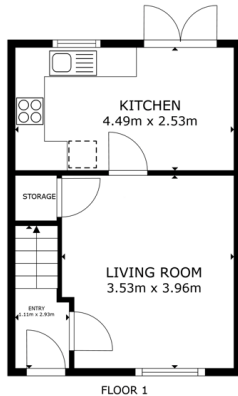


## Owner's View

Nestled on the sought-after Castle Avenue in Rossington, this well-presented three-bedroom semi-detached home offers comfortable family living with charming outdoor spaces. To the front, the property is framed by decorative hedges, adding curb appeal, alongside a private driveway providing off-road parking for one vehicle. A secure garage sits to the side, complete with a premium Hörmann electric door installed in March 2024, and convenient access to the rear garden via a composite door. Inside, the home features a welcoming lounge and a spacious kitchen-diner, perfect for entertaining. A set of stylish patio doors, newly fitted in March 2025, open out onto the beautifully landscaped rear garden—a true highlight of the property—boasting a tranquil pond and thoughtfully designed planting and seating areas. The roof has been updated with dry ridge tiles for low-maintenance durability, fitted in 2022. Edge of village location excellent for shops, schools and motorway access.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 20.5 sq. m. FLOOR 2: 20.5 sq. m.  
TOTAL: 41.0 sq. m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Lounge



## Kitchen Diner



## First Floor





the property  
hive

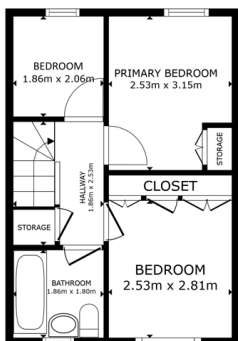
# We make it happen.

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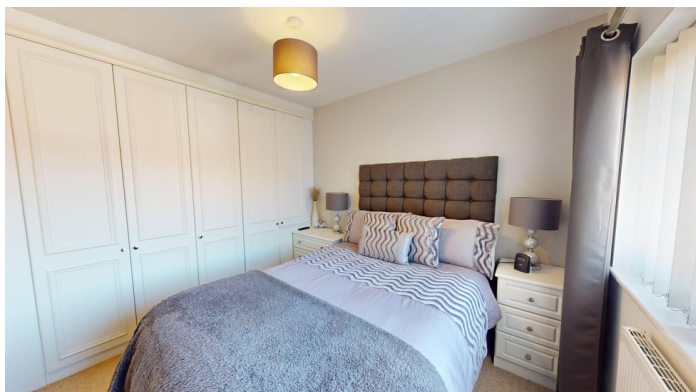
## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 25.5 m<sup>2</sup> FLOOR 2: 25.5 m<sup>2</sup>  
TOTAL: 51.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom One



## Bedroom Two



## Bedroom Three



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

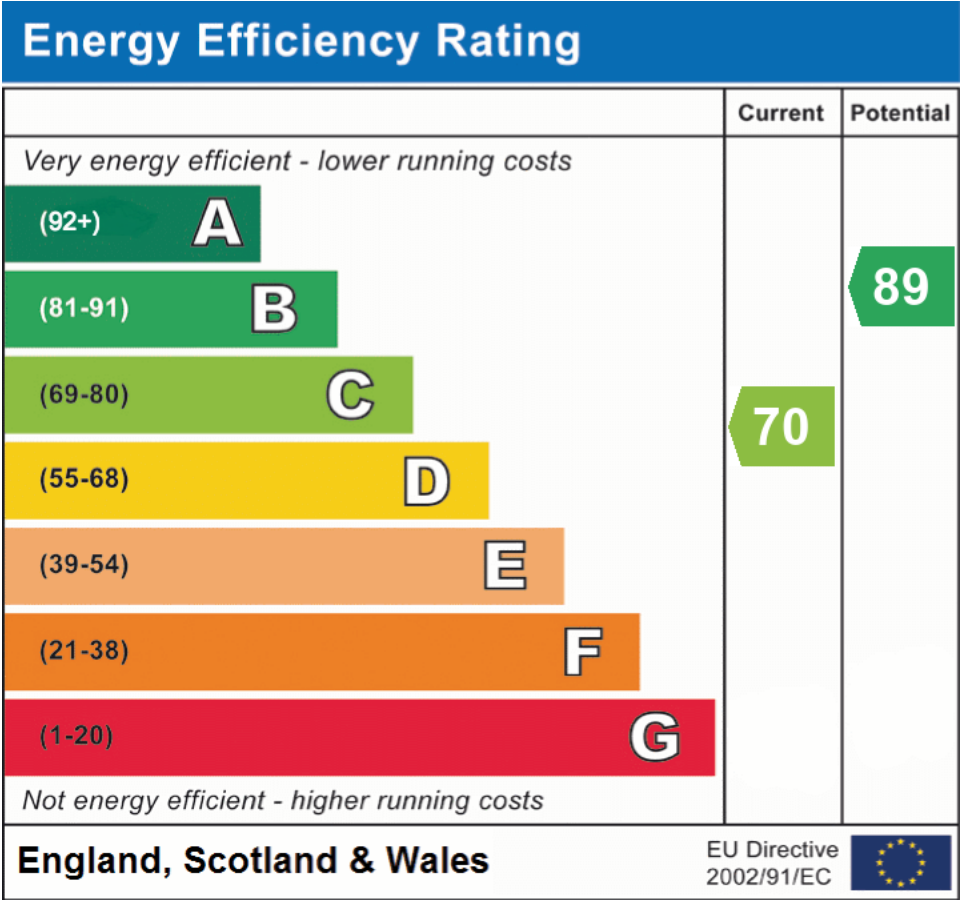


Approximate Heating System Installation Date -  
Water Heating System - Gas Boiler (Hot Water Tank)  
Approximate Water Heating Installation Date -  
Boiler Location - Kitchen  
Approximate Electrical System Installation Date -  
Permanent Loft Ladder - Yes  
Loft Insulation - Yes  
Loft Boarded out – 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



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.