

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

**Davy Road, New Rossington.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

- Beautifully Presented Detached Home
- Lounge
- Four Bedrooms En Suite To Master
- Off Road Parking Allowing for Two Cars to Park
- Popular Location in New Rossington

**£255,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... One of the best gardens and frontages on the site. No through road at the front, and not overlooked. Quiet and polite neighbours. Close to major routes to Sheffield, Doncaster, Leeds, and York. Lidl is a short walk away. Quartz worktop and upgraded carpets / floors. Large rooms but a cosy feel.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 47 m<sup>2</sup>, FLOOR 2: 46 m<sup>2</sup>  
EXCLUDED AREA: 46 m<sup>2</sup>  
TOTAL: 93 m<sup>2</sup>

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kitchen Diner



## Lounge



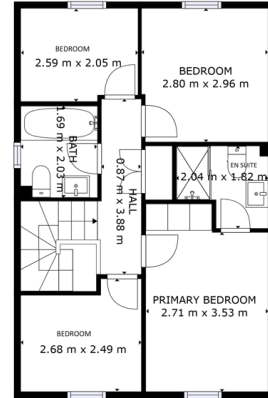


Ground Floor W/C



First Floor

## Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 47 m<sup>2</sup>; FLOOR 2: 46 m<sup>2</sup>  
 EXCLUDES: BALCONY; FLOOR: 49 m<sup>2</sup>  
 TOTAL: 93 m<sup>2</sup>  
BASED UPON DIMENSIONS AS REPRESENTED ON ACTUAL MEASUREMENTS

FLOOR 2

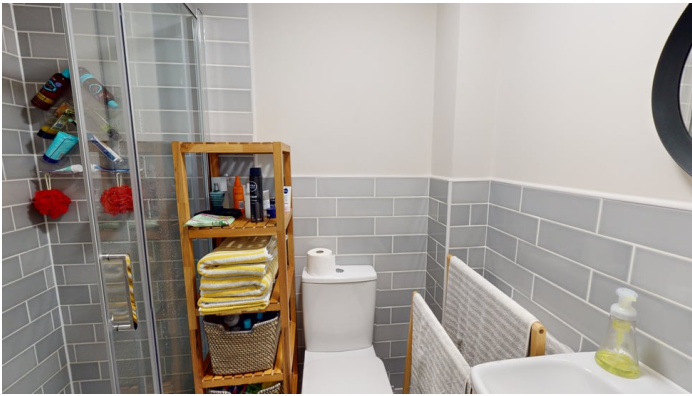


## Master Bedroom



## En Suite





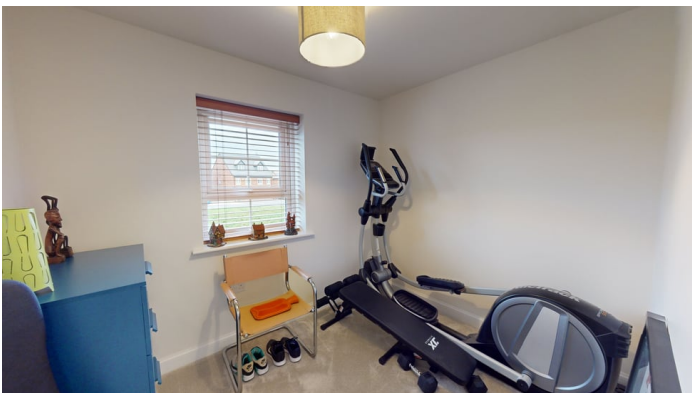
**Second Bedroom**



**Third Bedroom**



**Fourth Bedroom**



**Family Bathroom**



**External**

**Front Aspect**



## Rear Garden



Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2020

Boiler Location - Kitchen utility cupboard

Approximate Electrical System Installation Date - 2020

Approximate Electrical System Test Date - 2020

Fires/Heaters - None

Permanent Loft Ladder - No

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 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.

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £1800 combined electric and gas p.a.

Average Annual Gas Bills - As above

Average Annual Water Bills - £400

Tenure - Freehold


Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2020

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.

## Energy Performance Certificate

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            | <b>95</b>   |
| (81-91) <b>B</b>                                   | <b>84</b>                  |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |