

4 Bedroom(s), Detached House, Freehold

Hollin Close, Rossington.



- 3D Virtual Tour Available
- Breakfast Kitchen
- Ground Floor W/C
- Family Bathroom
- Front and Rear Gardens

- Well Presented Detached Family Home
- Three Reception Rooms
- Four Bedrooms En Suite to Master
- Detached Garage and Driveway Allowing for off Road Parking
- Popular Location

£325,000
For Sale

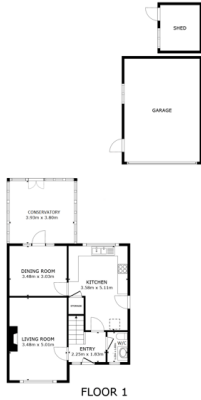
Book your viewing today Tel: 01302 247754

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... We have lived in this very quiet cul de sac for nearly 20 years. The property is not overlooked which is great and has a very private garden. It has a large conservatory which we spend a lot of time in. We have 4 double bedrooms which always provided plenty of room for our family. Our large lounge has a coal fire which we love. Our drive is very long and easily helped with parking for all our visitors.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 34.6 m² FLOOR 2: 34.4 m²
EXCLUDED AREAS: SUN ROOM: 16.0 m² GARAGE: 28.6 m² SHED: 6.7 m²
TOTAL: 109.3 m²

Matterport

Breakfast Kitchen



Lounge



Dining Room



Conservatory



Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 54.9 m² FLOOR 2: 54.4 m²
EXCLUDED AREAS: SUN ROOM 16.4 m² GARAGE 20.6 m² SHED 6.7 m²
TOTAL: 109.3 m²

Matterport

Master Bedroom With En Suite



Bedroom



Bedroom





Bedroom



Family Bathroom



External

Front Aspect



Rear Garden





Garage



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £1093

Average Annual Gas Bills - £808

Average Annual Water Bills - £949

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2007 and serviced every year.

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2007 (Worcester combination boiler)

Boiler Location - In the loft.

Approximate Electrical System Installation Date - When the house was built in the 1980's. When the house was built in the 1980's.

Approximate Electrical System Test Date -

Fires/Heaters -

Smokeless fuel coal fire

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Yes

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

