

**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

**£280,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

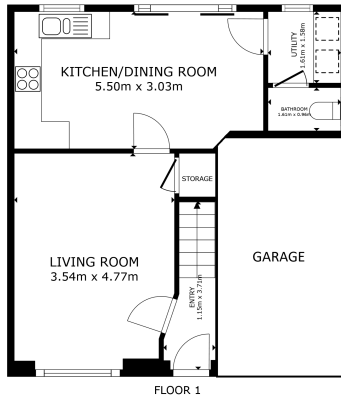


## Owner's View

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 m<sup>2</sup> FLOOR 2: 34.6 m<sup>2</sup>  
TOTAL: 77.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Kitchen Diner



### Lounge





## Utility

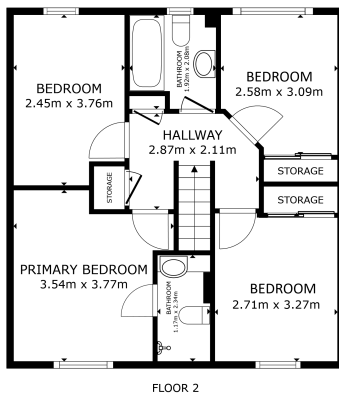


## W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 2: 82.4 m<sup>2</sup> FLOOR 3: 23.6 m<sup>2</sup>  
 TOTAL: 106.0 m<sup>2</sup>  
 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

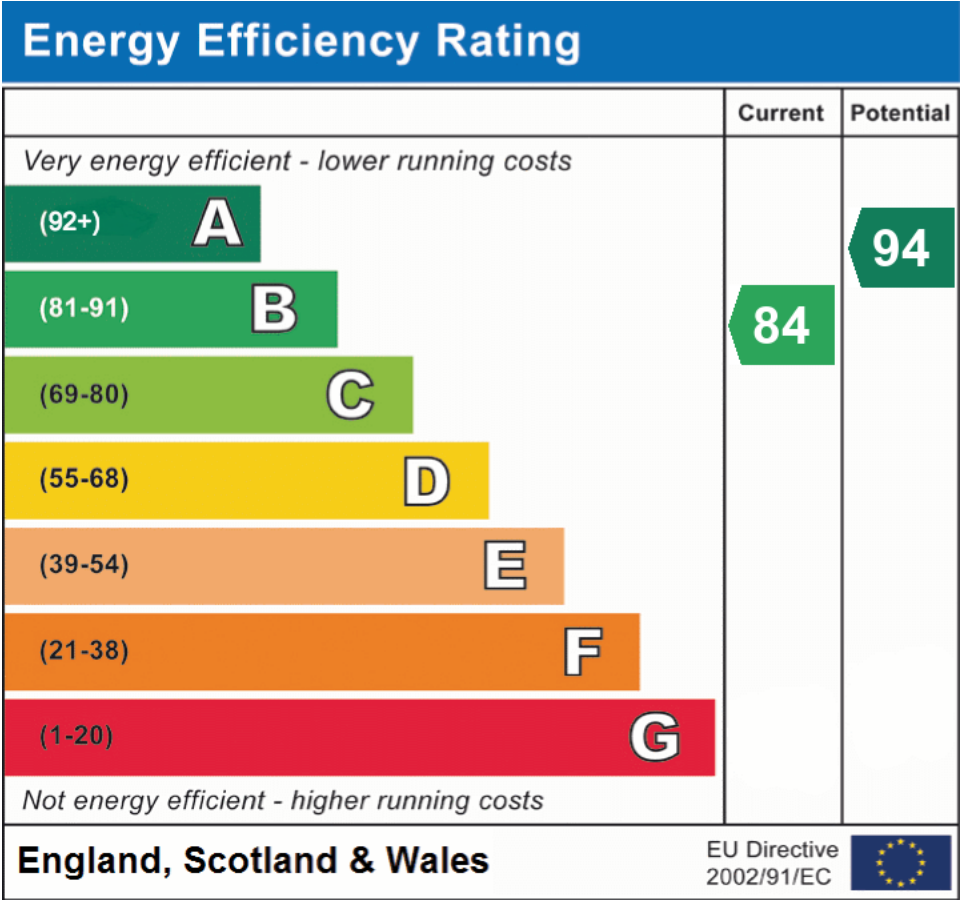
Loft Boarded out - Yes

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



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.