

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

**Davy Road, New Rossington, Doncaster.**



- 3D Virtual Tour Available
- Driveway with Space for Two Cars
- Kitchen Diner with Patio Doors
- Modern Three Bedroom Semi Detached Family Home
- En Suite to Master

- No Chain
- Lounge
- Ground Floor W/C
- Family Bathroom
- Local Amenities and Transport Links

**£220,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

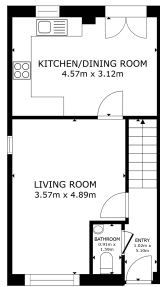


## Owner's View

Living here has been incredibly convenient and enjoyable. One of the biggest advantages is the easy access to daily shopping – it takes just a 2-3 minute walk to reach Lidl, a 4-minute drive to Asda and its petrol station, and around 8 minutes to Morrisons. Occasionally, and Postoffice about 3minute. Commuting is effortless too, with just a 5-minute drive to the main motorway, making it easy to get on the road quickly. The surrounding community is beautiful and peaceful, offering great spots for running or walking. The neighborhood is friendly and welcoming, with few unfamiliar faces, giving a strong sense of safety and security.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 37.2 sqm, FLOOR 2: 37.1 sqm  
EXCLUDED AREAS: 1.1 sqm, 1.1 sqm, 1.1 sqm  
TOTAL: 74.4 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Lounge



## Kitchen Diner





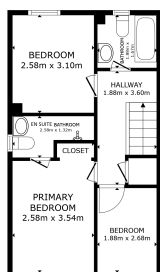
W/C



Bedroom

First Floor

Floor Plan



FLOOR 2

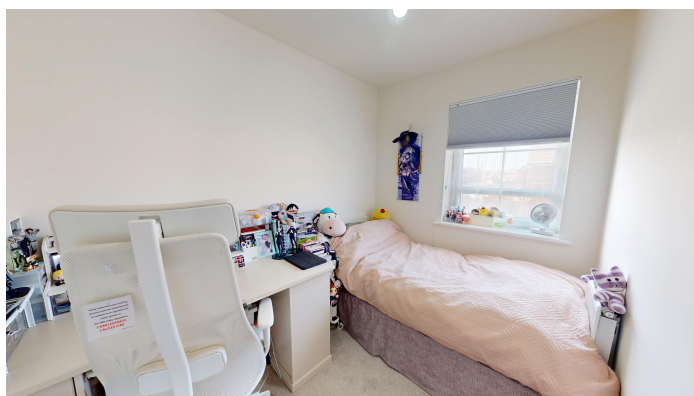
GROSS INTERNAL AREA  
FLOOR 1: 37.3 m<sup>2</sup> FLOOR 2: 37.1 m<sup>2</sup>  
EXCLUDED AREA: PATIO 12.0 m<sup>2</sup> VERANDA 2.0 m<sup>2</sup>  
TOTAL: 76.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom with En Suite



Bedroom



Family Bathroom





## Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

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 - 6/23/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 6/23/2023

Boiler Location - kitchen

Approximate Electrical System Installation Date - 6/1/2023

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

