

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

**Elm Close, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Garage and Driveway and EV Charger

- Well Presented Four Bedroom Detached Family Home
- Two Reception Rooms
- En Suite Shower Room to the Master Bedroom
- Landscaped Rear Enclosed Garden
- Popular Estate

**£300,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

We loved this house inside and out from the first moment we saw it. The location has been perfect for us, surrounded by green open space. Our favourite place to be from late spring to early autumn has been the very sunny bright and airy landscaped south facing garden, filled with low maintenance shrubs including wisteria and tall structural flowers. The patio area is surrounded by rock rose and scented jasmine and has been the ideal place to chill out and relax on a summer's night, making it a perfect retreat. It feels a true extension of the house itself, warm welcoming, and easy to relax in. We have loved living here and feel sure the next occupants will feel the same way.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 1: 36.00 sqm FLOOR 2: 7.31 sqm  
EXCLUDED AREA: GARAGE: 2.8 sqm PATIO: 62.4 sqm  
TOTAL: 103.5 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Kitchen



### Lounge



## Dining Room



## W/C



## First Floor

## Floor Plan

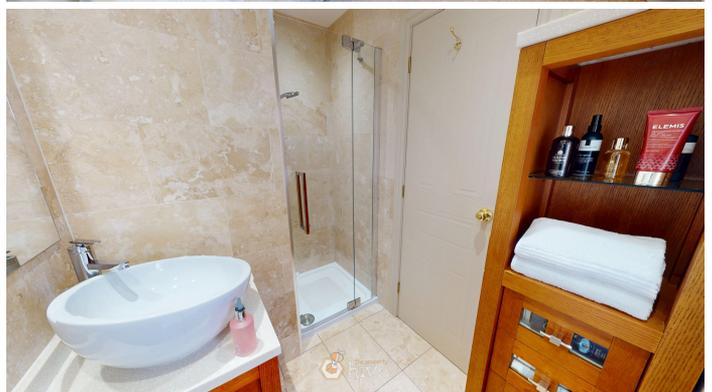
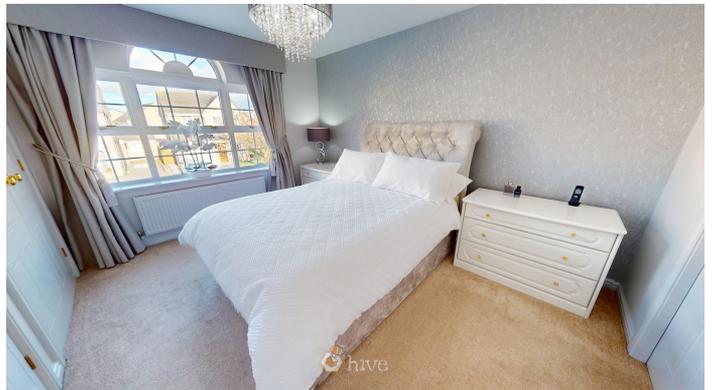


FLOOR 2

GRAND INTERNAL AREA  
FLOOR 2: 101.00 sq m  
ENCLOSURE AREA: 101.00 sq m  
TOTAL: 101.00 sq m  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Master Bedroom & En Suite





**Bedroom**



**Bedroom**



**Bedroom**



**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 - Yes (lease agreement with a third party)

Space Heating System - Gas Boiler with radiators



Approximate Heating System Installation Date - 1/1/1999  
Water Heating System - Gas Boiler (Hot Water Tank)  
Approximate Water Heating Installation Date - 1/1/1999  
Boiler Location - Garage  
Approximate Electrical System Installation Date - 1/1/1999  
Permanent Loft Ladder - No  
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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>79</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 2002/91/EC	