

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

**Heatherfields Crescent, New Rossington, Doncaster.**



- 3D Virtual Tour Available
- Ground Floor W/C and a Family Bathroom
- Modern Kitchen Diner
- Driveway
- Local Amenities, Schools and Transport Links

- Three Bedroom Three Storey Semi Detached Town House
- Master Suite on the Top Floor with En Suite Shower Room
- Lounge with Patio Doors
- Rear Enclosed Garden

**£215,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

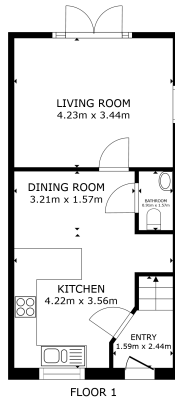


## Owner's View

Nestled in the ever-popular New Rossington community, this beautifully presented 3 storey home is the ideal haven for a growing family or first-time buyers looking for space, comfort, and convenience. Step inside to discover a thoughtfully designed layout: the ground floor welcomes you with a stylish kitchen-diner, perfect for family meals or entertaining guests, and a cosy living room that opens through elegant French doors onto a private, south-facing garden. Upstairs, you'll find two generously sized bedrooms and a modern family bathroom. The entire top floor is dedicated to a luxurious master suite, complete with a sleek en-suite bathroom and mirrored fitted wardrobes, offering a peaceful escape at the end of the day. This home has been lovingly cared for and has served as the perfect first home — first as a couple, and then as a young family. The location is unbeatable, with excellent transport links including direct access to the M18, a range of supermarkets nearby, and Doncaster town centre just a short drive away.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 37.1 m<sup>2</sup> FLOOR 2: 32.5 m<sup>2</sup> FLOOR 3: 23.2 m<sup>2</sup>  
ENCLOSURE AREA: 77.8 m<sup>2</sup> TOTAL: 93.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Kitchen Diner



### Lounge



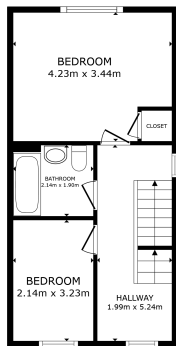


W/C



First Floor

Floor Plan

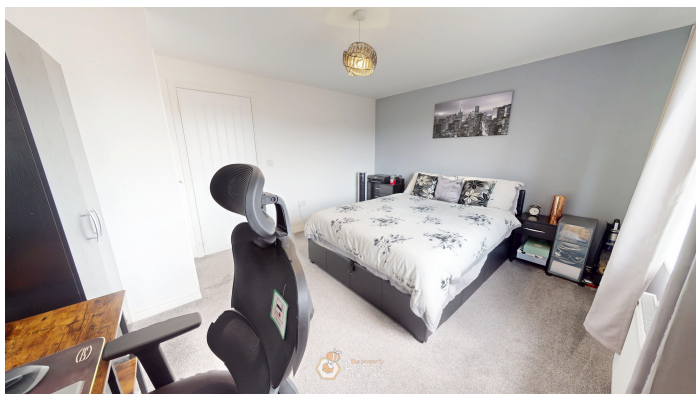


FLOOR 2

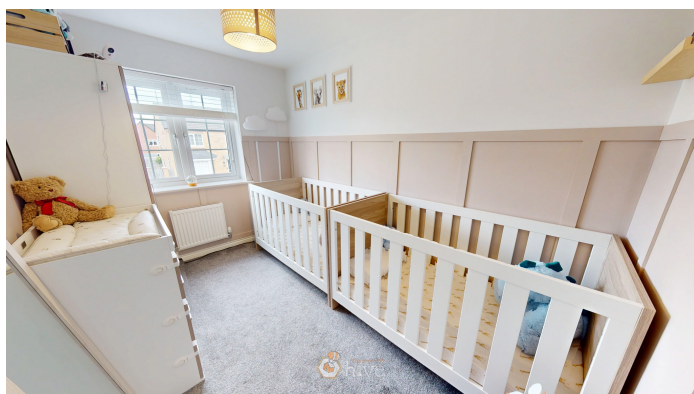
GROSS INTERNAL AREA  
FLOOR 1 37.1 m<sup>2</sup> FLOOR 2 37.1 m<sup>2</sup> FLOOR 3 23.2 m<sup>2</sup>  
ENCLOSURE AREAS: REFLECTED DIMENSIONS 2.7 m<sup>2</sup>  
TOTAL: 97.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Bedroom



Bedroom



Family Bathroom



Second Floor



## Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 37.1 m<sup>2</sup> FLOOR 2: 25.2 m<sup>2</sup> FLOOR 3: 22.2 m<sup>2</sup>  
EXCLUDED AREA: - FLOOR 4: 2.7 m<sup>2</sup>  
TOTAL: 97.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



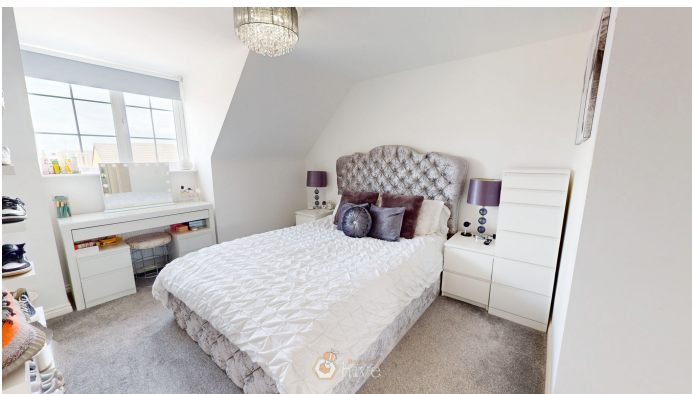
## Externals



## Front Aspect



## Master Bedroom & En Suite



## Rear Garden



## Property Information

Council Tax Band - C

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 - 8/1/2018





Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 8/1/2018

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 8/1/2018

Permanent Loft Ladder - Yes

Loft Insulation - Yes

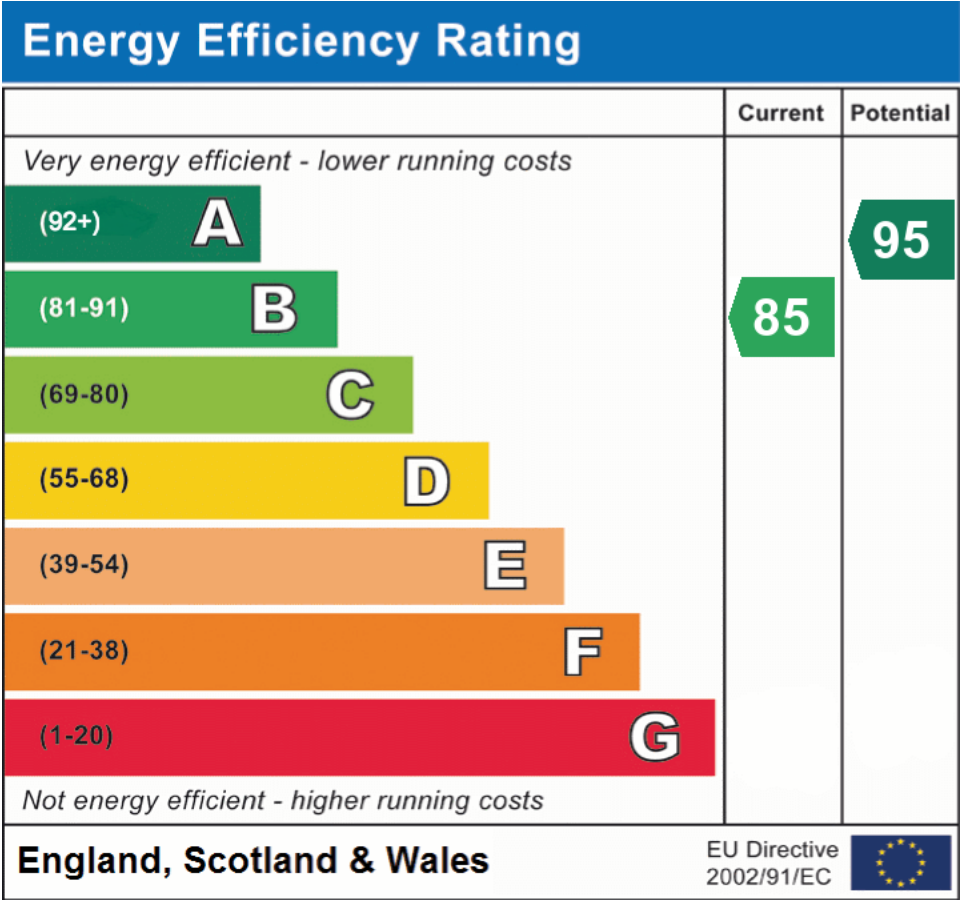
Loft Boarded out – No

Flood Risk - River Torne runs by estate, low flood risk

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



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.