

4 Bedroom(s), Detached House, Freehold

Davy Road, New Rossington.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
Diner
- Lounge
- Family Bathroom
- Garage and Driveway Allowing for Off Road
Parking

- Lovely Detached Family Home
- Utility and Ground Floor Toilet
- Four Double Bedrooms En Suite to Master
- South Facing Rear Enclosed Garden
- Popular Location in New Rossington

£250,000
For Sale

Book your viewing today Tel: 01302 247754

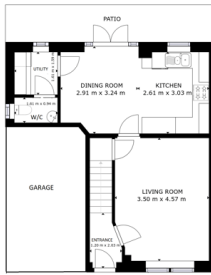
Owner's View

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...

Spacious family home with a good sized south facing garden with patio area. Neutral décor throughout for potential buyer to put their own stamp on it and make it their own. Well looked after and maintained - 4 double sized bedrooms, 2 with high quality fitted wardrobes. Integrated appliances such as fridge freezer and dishwasher and separate utility room. Good plot on the estate with green space opposite and good travel networks close to M18 and A1 for commuting.

Ground Floor

Floor Plan



Utility Room



Lounge



Kitchen Diner



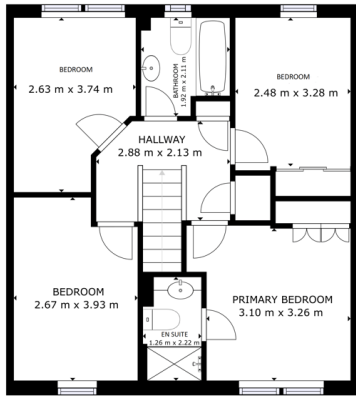
Ground Floor W/C



First Floor

Matterport

Floor Plan



GRAND TOTAL AREA:
GROSS FLOOR AREA: 100.00 SQ. METERS (1063 SQ. FT.)
EXCLUDED AREA: PORCHES & 10 SQ. METERS (107 SQ. FT.)
TOTAL: 110.00 SQ. M



Third Bedroom



Fourth Bedroom



Master Bedroom With En Suite



Family Bathroom



Second Bedroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1,500 for gas & electric combined

Average Annual Gas Bills - As above

Average Annual Water Bills - £200

Tenure - Freehold although there is an annual maintenance fee for the area which is approx. £100

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2020

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2020

Boiler Location - Utility

Approximate Electrical System Installation Date - 2020

Approximate Electrical System Test Date - 2020

Fires/Heaters - None

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+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 