

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

Valerian Close, New Rossington, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C
- En Suite to Master Bedroom
- Driveway For Two Cars

- Three Bedroom Semi Detached Family Home
- Lounge
- Family Bathroom
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£220,000
For Sale

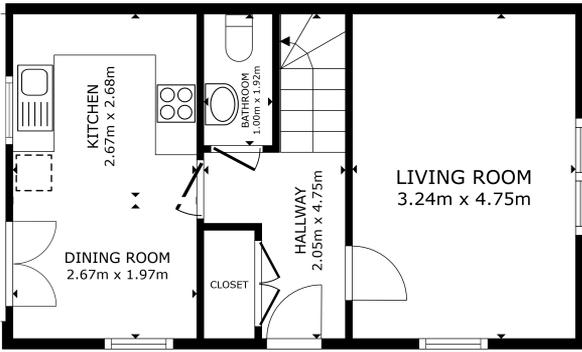
Book your viewing today Tel: 01302 247754

Owner's View

As the first and only owners of this modern new-build home, it still feels fresh, stylish and move-in ready. Everything was brand new when we bought it, including the fridge, boiler and dishwasher, all of which have been well maintained. The excellent insulation keeps the house warm without needing much heating, making it energy efficient and comfortable. The spacious downstairs living room has been perfect for hosting, and there are two storage cupboards, including a sizeable one downstairs. Outside, there's a private driveway, visitor spaces beside the house and a visitor car park across the road. The garden has been recently upgraded with astro turf, slabs and a soakaway, creating a low-maintenance outdoor space. With a park opposite, another one minute away, lovely walks to Amazon Lakes and Annabelle's, and friendly neighbours, it's a home ready to be enjoyed.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 27.1 m² FLOOR 2: 25.3 m²
EXCLUDED AREA: 10.0 m² HP
TOTAL: 42.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Diner



Lounge

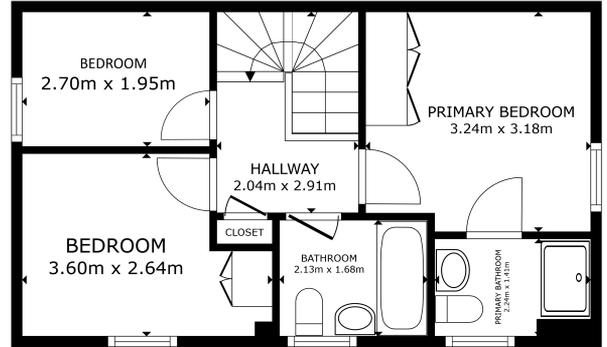


W/C



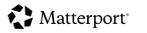
First Floor

Floor Plan

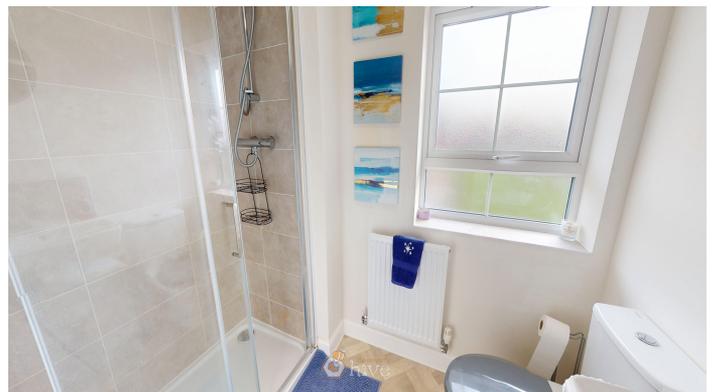


FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 38.7 m² FLOOR 2 38.3 m²
 EXCLUDED AREA: 7.10 m² TOTAL: 73.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom & En Suite



Bedroom



Bedroom



Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 7/11/2023

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 7/12/2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 7/10/2023

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		95
(81-91) B	83	
(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 