

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

**Brodsworth Way, Rossington.**



- 3D Virtual Tour Available
- Two Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Front and Rear Gardens

- Spacious Detached Family Home
- Modern and Contemporary Kitchen
- Four Bedrooms En Suite to Master
- Double Garage and Driveway Allowing for Off Road Parking
- Sought After Location

**Offers in Region of  
£350,000  
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... We have lived in our home since it was built in 1999. The house sits in a prime location on the estate, and we have loved our time here. We moved in with our 3 young children and we were within easy walking distance of their school. There is also a great park a few minutes' further down the estate, and we have fantastic countryside towards the back of the playing fields which is accessible for lovely walks. There are local shops which are within easy reach. The house has been a great family home and to this day is still enjoyed by our kids and grandkids. We regularly have 5 cars parked across the front of our house. However, due to health issues the time has now come where we need to move to a bungalow to make our lives easier. If it wasn't for the decline in health, we would happily continue living here.

## Ground Floor

### Floor Plan

### Entrance Hallway



### Kitchen



### Utility Room



### Lounge





## Dining Room



## Bedroom

## Ground Floor W/C

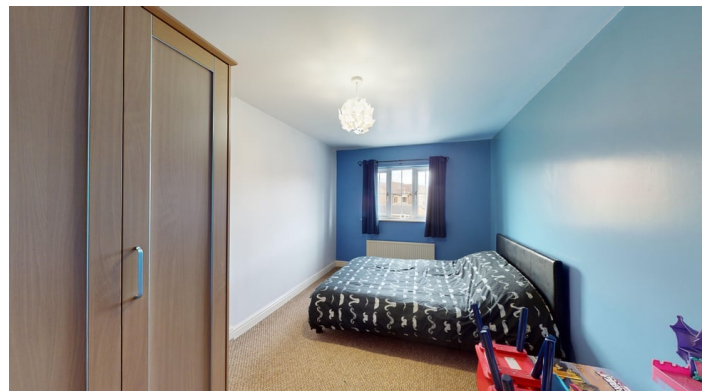


## Bedroom

## First Floor

### Floor Plan

### Master Bedroom With En Suite





## Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £1062.00  
 Average Annual Gas Bills - £942.00  
 Average Annual Water Bills - £400.00  
 Tenure - Freehold  
 Solar Panels - Yes, they are owned by a third party company





# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1999

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 1999

Boiler Location - Utility room

Approximate Electrical System Installation Date - 1999

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation -Yes

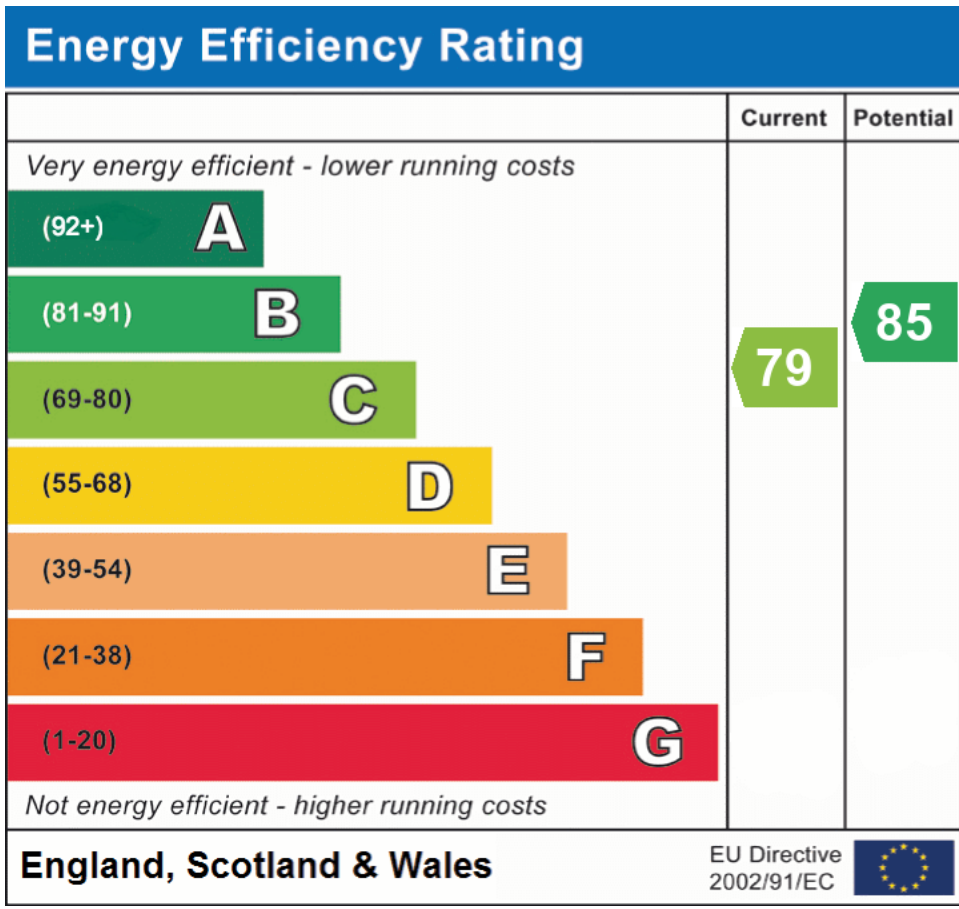
Loft Boarded out - No

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## 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.