



- 3D Virtual Tour Available
- Spacious Kitchen Diner
- Three Bedrooms En Suite to Master
- Conservatory Overlooking the Garden
- Detached Garage and Driveway Allowing for Multiple Cars to Park

- Lovely Detached Family Home
- Ground Floor W/C
- Family Bathroom
- Generous Rear Enclosed Garden
- Popular Location in Rossington

£270,000

Reduced

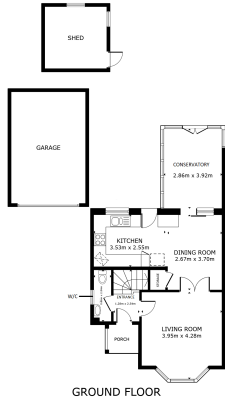
Owner's View

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...

Welcome to the epitome of comfortable living at Shuttleworth Close, Rossington. This stunning 3-bedroom detached house is a perfect blend of modern luxury and thoughtful design, offering an ideal home for those seeking both style and functionality.

Ground Floor

Floor Plan



GROUND FLOOR
GROSS INTERNAL AREA
GROUND FLOOR: 87.1 sq.m. FLOORS 1-4: 7.9 sq.m.
EXCLUDED AREA: GARAGE: 26.1 sq.m.
TOTAL: 121.1 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Conservatory



Kitchen Diner



Ground Floor W/C



First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
GROUND FLOOR: 67.1 sq.m. FLOOR 1: 41.7 sq.m.
EXCLUDED AREAS: GARAGE: 20.5 sq.m.
TOTAL: 108.7 sq.m.

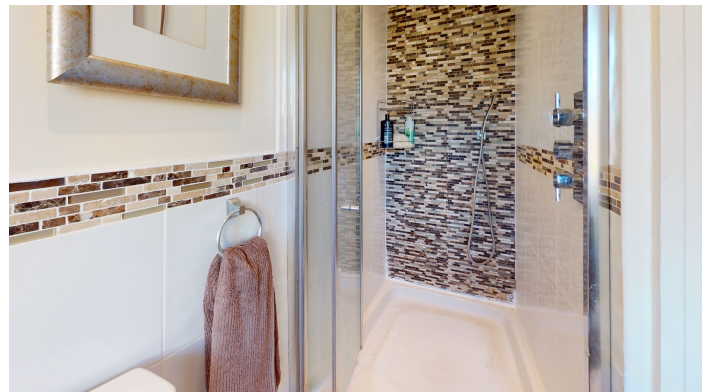
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Master Bedroom



En Suite



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - Band C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £75/month

Average Annual Gas Bills - £75/month

Average Annual Water Bills - £21/month



Tenure - Freehold

Solar Panels - No

Space Heating System - Combi Boiler

Approximate Heating System Installation Date - Jan 2023

Water Heating System - Combi Boiler

Approximate Water Heating Installation Date - Jan 2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 35 years ago

Approximate Electrical System Test Date - 10 years ago

Fires/Heaters - No

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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		
(81-91) B		83
(69-80) C	72	
(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	