

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

**Brodsworth Way, Rossington, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen
- Study/Snug
- Family Bathroom and Ground Floor W/C
- Spacious Driveway and Frontage

- Well Presented Four Bedroom Detached Family Home
- Lounge and Separate Dining Room
- Two En Suite Bathrooms
- Rear Enclosed Garden with Summer House Bar
- Local Amenities, Schools and Transport Links

**£375,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

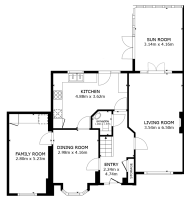


## Owner's View

Our home is tucked away on a private drive, overlooking a green which is maintained well and is a lovely place for the children to play. At the bottom of the drive, across the road is a play park and fields with lots of open space. We've always felt so safe here and have never had any trouble. The house is a lovely size for a growing family, and we have brought our 4 children up here and have never felt there wasn't enough room for us all.

## Ground Floor

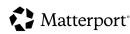
### Floor Plan



FLOOR 1

GRAND TOTAL AREA  
FLOOR 1: 13.5 sq. m. FLOOR 2: 10.5 sq. m.  
EXCLUDED AREAS: PATIO 4.0 sq. m. TERRACE 1.0 sq. m. PATIO 1.0 sq. m.  
TOTAL: 13.5 sq. m.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Entry



## Kitchen



## Lounge





**Dining Room**



**W/C**



**Snug/Study**



**First Floor**

**Floor Plan**

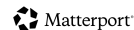


**Conservatory**



**FLOOR 2**

GROSS INTERNAL AREA  
FLOOR 2: 103.1 sq ft FLOOR 2: 205.5 sq ft  
EXCLUDED AREAS: PATIO: 40.2 sq ft BENCH ROOM: 15.6 sq ft PATIO: 19.4 sq ft  
TOTAL: 158.6 sq ft  
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





## Master Bedroom & En Suite



## Bedroom & En Suite



## Bedroom





## Bedroom



## Front Aspect



## Rear Garden



## Family Bathroom



## Externals



## Bar



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 - 5/11/2000

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 5/11/2000

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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.

## Property Information

Council Tax Band - D

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## Energy Performance Certificate

