

3 Bedroom(s), Town House, Freehold (to be confirmed)

Winder Close, New Rossington, Doncaster.



- Well Presented Three Storey Townhouse
- Modern Kitchen Diner
- Contemporary Family Bathroom
- Downstairs W/C
- Sought After Location in New Rossington

- Three Spacious Bedrooms En Suite to Master
- Lounge with French Doors
- Driveway for 2 Cars
- Summer House used as Home Office
- Master Bedroom has Air Conditioning

**Offers over  
£220,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Welcome to this beautifully presented and modern 3-bedroom, 3-storey semi-detached townhouse situated on Winder Close in the sought-after area of New Rossington, Doncaster. This stunning home offers a perfect blend of contemporary living and practicality, ideal for families, professionals, or anyone seeking a spacious and stylish property. This home is meticulously maintained and ready to move into, with contemporary decor and high-quality finishes throughout. Its location offers easy access to local amenities, schools, and transport links, making it a prime choice for modern living.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1 36.8 m<sup>2</sup> FLOOR 2 36.3 m<sup>2</sup> FLOOR 3 25.3 m<sup>2</sup>  
EXCLUDED AREAS: PORCH 25.3 m<sup>2</sup> GARAGE 7.7 m<sup>2</sup> REDUCED HEDGEROOM 5.3 m<sup>2</sup>  
TOTAL: 98.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Entry



### Kitchen Diner



### Lounge



W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 36.8 m<sup>2</sup> FLOOR 2 36.5 m<sup>2</sup> FLOOR 3 25.3 m<sup>2</sup>  
EXCLUDED AREAS: PORCH 25.7 m<sup>2</sup> SHED 7.7 m<sup>2</sup> REDUCED GREENHOUSE 3.3 m<sup>2</sup>  
TOTAL: 106.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Bedroom



Bedroom



Family Bathroom



Second Floor

## Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 36.8 m<sup>2</sup> FLOOR 2 26.3 m<sup>2</sup> FLOOR 3 25.3 m<sup>2</sup>  
EXCLUDED AREAS - PATIO 25.4 m<sup>2</sup> GARDEN 77.7 m<sup>2</sup>  
TOTAL: 98.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom with En Suite



## Externals



## Front Aspect



## Rear Garden



Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

## Property Information

Council Tax Band - B

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 - 3/1/2021

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 3/1/2021

Boiler Location - In the kitchen cupboard

Approximate Electrical System Installation Date - 3/1/2021

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

## Energy Performance Certificate

